



Building Type:	Industrial
Available SF:	70,000
Total SF:	110,000
Number of Stories:	1
Ceiling Peak:	38 Ft.
Ceiling Eaves:	24 Ft.
Expandable:	Yes
Zoning:	Planned Business Park
Site Size:	23.27 Acres
Year Built:	1973
Former Use:	Heavy Manufacturing - hydraulic cylinders
Specialty Features:	Featured Property,TIF District
Can Subdivide:	No
Within City Limits:	Yes
Construction Type:	Metal or Steel
Floor Type:	Concrete-Reinforced
Lease Rate:	\$4.5
Lease Terms:	Triple Net
Lease Rate Note:	\$4.50/sf
Last Updated:	Mar 22, 2022

### Property and Area Description

Manufacturing building located in industrial area, near Sioux City's largest commercial area. Building is located on U.S. Hwy 75 with close proximity to both Interstate 29 (N-S\_ and U.S. Hwy 20 (E-W). Building is over 110,000 s.f. which includes nearly 10,000 s.f. of finished office space. Property includes a total of over 23 acres of land to accommodate future expansion - also zoned as Business Park (BP) which ensures a higher level of development in the area.

### Population



Source: ESRI®, 2024

### Households



Source: ESRI®, 2024

### Transportation

**Nearest Highway:** Highway 75 (adjacent mi.)  
**Nearest Interstate:** Interstate 29 (<1 mile mi.)  
**Ingress/Egress Notes:** Property has direct access to Highway 75/South Lewis Blvd  
**Nearest Airport:** Sioux Gateway Airport/ Hawthorne (FBO) (3 miles mi.)  
**Nearest Commercial Airport:** Sioux Gateway Airport (3 miles mi.)  
**Distance to Mass Transit:** .75 miles  
**Rail Served:** No  
**Rail Served By:** Unknown, None  
**Rail Accessible:** No  
**Rail Infrastructure in Place:** No

### Utilities

**Natural Gas:** MidAmerican Energy  
**Water:** City of Sioux City  
**Sewer:** City of Sioux City  
**Telecommunications:** Fibercomm, Sparklight, Long Lines, Century Liink