




Property and Area Description


Freespan warehouse space available at the Gateway Business Campus offers one (1) 8' x 8' OH drive in door, a portable dock system for loading/unloading, and private restroom. Clear height 11'. Utilities billed back proportionately and TI negotiable. Way points available.

Population

	115,653 10 Mile Radius	140,636 20 Mile Radius	185,669 30 Mile Radius
---	----------------------------------	----------------------------------	----------------------------------

Source: ESRI®, 2024

Households

	43,116 10 Mile Radius	52,534 20 Mile Radius	69,633 30 Mile Radius
---	---------------------------------	---------------------------------	---------------------------------

Source: ESRI®, 2024

Transportation

Nearest Highway: Highway 105 (.5m mi.)
Nearest Interstate: Interstate 29 (.5m mi.)
Nearest Commercial Airport: Sioux Gateway Airport (12 mi.)
Rail Served: No
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

Utilities

Electric: MidAmerican Energy Company
Natural Gas: MidAmerican Energy Company
Water: City of North Sioux City
Sewer: City of North Sioux City

Building Type:	Warehouse & Distribution, Office, Industrial, Commercial
Available SF:	12,722
Zoning:	Business District, Commercial
Year Built:	1997
Within City Limits:	Yes
Lease Rate Note:	\$6.00 SF/yr (Gross + Proportionate Utilities)
Last Updated:	Feb 12, 2025

Realtor/Owner Contact

Beau Braunger
NAI United
712-251-8276 | beau@naiunited.com