

New Construction Space for Lease

2090 Old Hwy 75, Sergeant Bluff



**1,500 SF- 5,900 SF
\$18-\$21/SF NNN - CAM EST \$7.00/SF**



**CALL TODAY!
KJ 712-251-9905
JENNIFER
712-266-5972**



1114 4th Street, Sioux City, IA 51101

OPEN FOR ANY LAYOUT



NEW BUILD

FINISHED IN 2025, READY NOW!

BLANK CANVAS

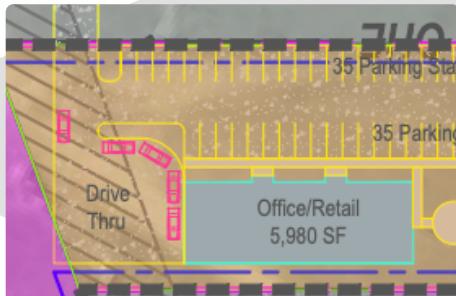
READY FOR YOUR VISION & LAYOUT

TI ALLOWANCE

\$45.00/SF

2090-2192 OLD HWY 76

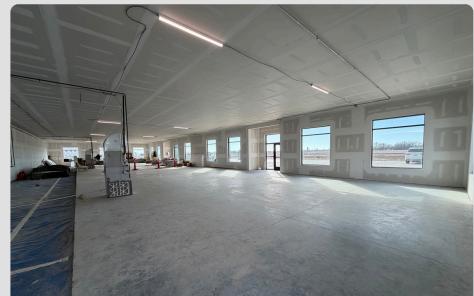
- LOCATED IN SOUTH SERGEANT BLUFF
- PROFESSIONAL CENTER
- SPACE SIZES FROM 1,500 ON UP
- SOUTH END CAP WITH DRIVE THRU
- QUIET ENVIRONMENT
- CUSTOMIZABLE TO YOUR LAYOUT
- EASILY ACCESSABLE FROM I-29



DRIVE THRU
POTENTIAL



BEAUTIFULLY
CONSTRUCTED



GREAT NATURAL
LIGHT



KJ WINGERT, CIN
JENNIFER ROSE BASS,
MBA, CCIM, CIN
LICENSED IN IA, NE & SD



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SIOUXLAND STATS

Number 1 ELEVEN Times

#1 Metro for Economic Development
with Population of 200,000 or less.



NATIONAL RECOGNITIONS

**SIOUX CITY RANKED #7
MOST LIVABLE SMALL CITY IN THE U.S.**

smartasset™

**SIOUX CITY RANKED #5
MOST AFFORDABLE TRENDY
CITIES WHERE YOU CAN STILL BUY A HOME**
SITESELECTION

**SIOUX CITY METRO RANKED #1
ECONOMIC DEVELOPMENT PROJECTS
FOR POPULATIONS UNDER 200,000**

realtor.com®

MEDIAN INCOME

2020 HOUSEHOLD

SIOUX CITY, IA **\$57,750**

SOUTH SIOUX CITY, NE **\$56,744**

DAKOTA DUNES, SD **\$99,034**

AT A GLANCE

METRO POPULATION 2020

Woodbury County, IA	105,941
Plymouth County, IA	25,698
Dakota County, NE	21,582
Dixon County, NE	5,606
Union County, SD	14,399

SIOUX CITY METRO **173,226**

HOUSEHOLDS BY INCOME 2020

# of Households	56,113
Median Income	\$61,399

TOP EMPLOYERS



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