

New Construction Space for Lease

2190 Old Hwy 75, Sergeant Bluff



1,500 SF- 4,385 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

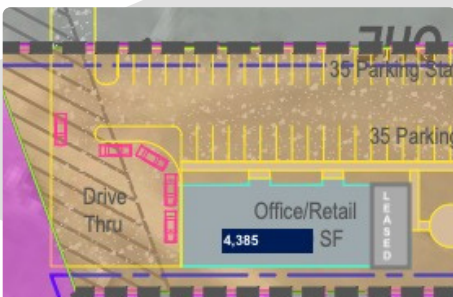
READY FOR YOUR VISION & LAYOUT

TI ALLOWANCE

\$45.00/SF

2190 OLD HWY 75

- 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



kjwingert@c21prolink.com



jennifer@c21prolink.com



www.propertyprosgroup.com

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SIouxLAND STATS

Number 1 ELEVEN Times

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



The Siouxland
Initiative

SITeseLECTION

2007 #1
2008 #1
2012 #1
2013 #1
2015 #1
2016 #1
2017 #1
2019 #1
2020 #1
2021 #1
2022 #1

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

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 POPULATION UNDER 200,000

realtor.com

TOP EMPLOYERS



MEDIAN INCOME

2020 HOUSEHOLD

SIoux CITY, IA	\$57,750
SOUTH SIoux CITY, NE	\$56,744
DAKOTA DUNES, SD	\$99,034



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