

1905 A Street South Sioux City, NE

FOR SALE OR LEASE



OFFICE & WAREHOUSE PROPERTY
LEASE - \$2,500/M, NNN **SALE - \$350,000**



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

PROPERTY PROS
Group

CENTURY 21
COMMERCIAL
ProLink
Century 21 ProLink
1114 4th Street, Sioux City, IA 51101

MOVE IN READY



GREAT LOCATION

ONE BLOCK OFF DAKOTA AVE

PERFECT SIZE

OFFICE & WAREHOUSE SPACE

LG. WAREHOUSE

PRESTINE CONDITION

1925 A ST, SSC

- 3,980 SF MIXED USE BUILDING
 - 2,140 SF OFFICE
 - 1,836 SF WAREHOUSE
- 3 OFFICES PLUS WORK STATIONS
- 3 - 10 FT OVERHEAD DOORS
- 2 FLOOR DRAINS
- 3 OVERHEAD HEATERS
- DRIVE-THRU POTENTIAL



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

 kjwingert@c21prolink.com

 jennifer@c21prolink.com

 www.propertyprosgroup.com

CALL NOW
KJ 712-251-9905
JENNIFER
712-266-5972

GREAT WAREHOUSE



**3 - 10 FT
OVERHEAD DOORS**



EASY ACCESS



WIDE OPEN

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

 kjwingert@c21prolink.com
 jennifer@c21prolink.com
 www.propertyprosgroup.com

CALL NOW
KJ 712-251-9905
JENNIFER
712-266-5972



SIouxLAND STATS

Number 1 ELEVEN Times

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



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.



SIoux CITY RANKED #5
MOST AFFORDABLE TRENDY
CITIES WHERE YOU CAN STILL BUY A HOME



SIoux CITY METRO RANKED #1
ECONOMIC DEVELOPMENT PROJECTS
FOR POPULATION UNDER 200,000



TOP EMPLOYERS



MEDIAN INCOME

2020 HOUSEHOLD

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



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

kjwingert@c21prolink.com

jennifer@c21prolink.com

www.propertyprosgroup.com

CALL NOW

KJ 712-251-9905
JENNIFER
712-266-5972