

For Sale & Lease

## Office Building

17,954 SF | \$2,000,000

17,954 SF | \$10.00 /SF/yr Gross



**3309-3311 Daniels Lane**

South Sioux City, NE 68776

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BUILDING SIZE:	17,954 SF
YEAR BUILT:	2003
LOT SIZE:	3.75 Acres
LOT FRONTAGE:	390'
LOT DEPTH:	426'
PARKING SPACES:	128
PARKING RATIO:	7.1
TENANCY:	Multiple
OCCUPANCY:	0%
ZONING:	Commercial
EXISTING BUILD-OUT:	Private Offices & Conference Rooms
LEASE TYPE:	Gross
APN:	220153388



Class A office building for sale just west of Gerkin Windows headquarters and a few blocks from Great West Casualty. This building was completed in two phases in 2003 and 2011 and sits on 3.75 acres with easy access to Hwy 77 and I 29. You'll find the city spared no expense in construction with a solid LiteForm foundation and an efficient geothermal steam HVAC system for the entire building. Also, a new roof was recently completed.

The building is equipped with plenty of conference and office rooms, as well as, wide open spaces for cubicles or social distancing. In addition, the building has two kitchen/break rooms and several restrooms for your work force.

Lease Info: Class A office building with flexible floor plan. Space includes a substantial amount of office space, conference rooms, multiple men's/women's rest areas, along with a kitchen/breakroom area. 17,954 SF available now. Minimum divisible 2,000 SF.

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Google

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# 3309 Danilels Lane



Entrance-Reception



Office Wing



Large Open Office Space



Large Open Office Space



Kitchen



One of 2 Restrooms

3311 Daniels Lane



Entrance-Reception



Large Office Area



Large Office Area



Conference Room



Kitchen



One of 2 Restrooms

# Campus Aerial



Google

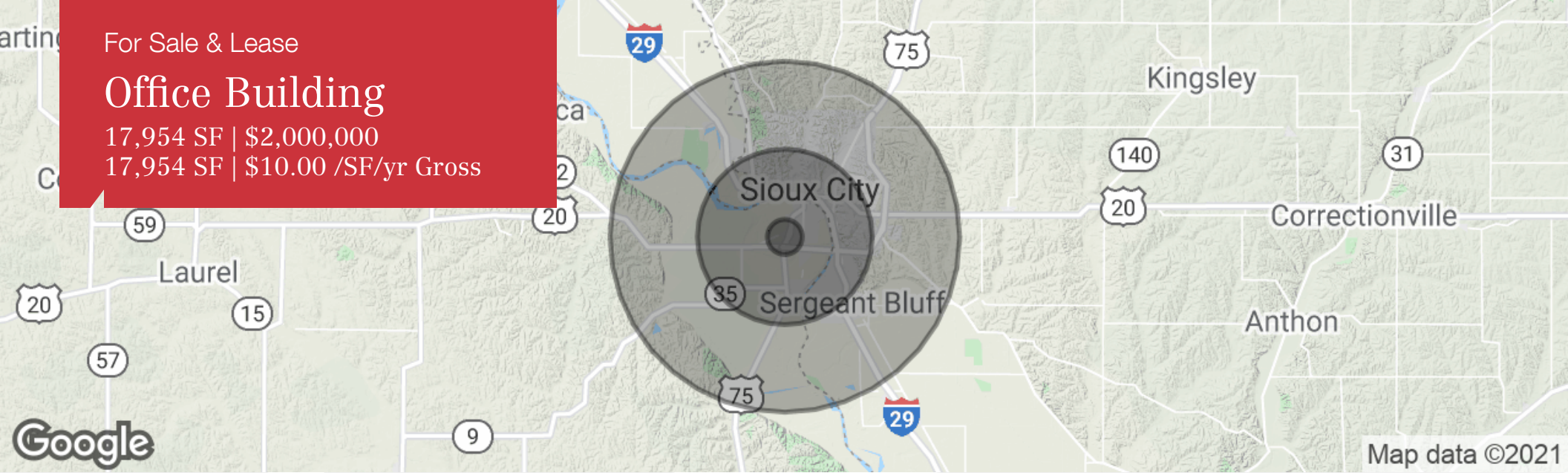
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	1 Mile	5 Miles	10 Miles
<b>Population</b>			
Total Population	2,134	70,898	144,433
Median Age	32.5	31.8	34.3
Median Age (Male)	32.3	31.5	33.2
Median Age (Female)	32.7	32.0	35.3
<b>Households &amp; Income</b>			
Total Households	728	25,459	54,287
# of Persons Per HH	2.9	2.8	2.7
Average HH Income	\$53,190	\$47,347	\$54,682
Average House Value	\$125,902	\$103,449	\$123,899
<b>Race</b>			
% White	71.6%	70.7%	80.3%
% Black	3.5%	4.4%	2.9%
% Asian	2.5%	4.3%	3.0%
% Hawaiian	0.0%	0.0%	0.2%
% Indian	1.9%	3.3%	2.2%
% Other	19.0%	14.3%	9.0%
<b>Ethnicity</b>			
% Hispanic	39.0%	28.7%	18.2%

\* Demographic data derived from 2010 US Census