

IVESCO BUILDING FOR SALE



FEATURED PROPERTY

NEW! THE BEST WAREHOUSE BLDG FOR SALE IN SIOUX CITY.
40,000 sq. ft. Class A bldg built in 1994. 24' wall height, interior dock height loading. 800 amp power, insulated walls & roof, sprinkler system. Good quality office finish. 9.24 acres, room to expand. **Contact Ritch LeGrand.**

We sell, lease and manage **Siouxland's finest commercial properties.** How can we help you next?



FORMER BOMGAARS
Downtown Sioux City. This building has it all! Over 63,000 sq. ft. on one level, high quality space for retail, office or general commercial use. New roof, excellent loading, and low utilities. Prime location adjacent to new Stoney Creek hotel. **Contact Arlene Curry or Ellen Kaplan.**



MARKETPLACE
Up to 5,880 sq. ft. available. Perfect for office or retail. Great visibility from Hamilton Boulevard, easy northbound, southbound access. One of the city's highest traffic counts. Tenant Improvement allowance. **Contact Ellen Kaplan.**



NEW! High Traffic Commercial Site. So. Sioux City near Wal-Mart, Walgreens and Hy-Vee. 541 feet of frontage on Hwy 77, corner lot. Includes modern 7,200 sq. ft. service garage in mint condition. **Contact Ritch LeGrand.**

Expedition Center For Lease. Class A facility built in 2001 awaiting tenant finish. Perfect for state-of-the-art CALL CENTER or general facilities. Abundant on-site parking. Just off I-29, 1 minute from Sioux Gateway. **Contact Ellen Kaplan.**

NEW! 405 South Lewis Boulevard. 2 spaces available for lease on Business 75 in the Kryger Glass Plaza. 824 sq. ft. or 1,800 sq. ft. perfect for retail or office. Parking at the front door. **Contact Arlene Curry.**



Lincolnshire. Just one 1,182 sq. ft. Class A office space left for lease. Modern office park setting with free on-site parking available. Directly across from Southern Hills Mall. **Contact Ellen Kaplan.**



NEW! Former Girl's Inc. Affordable for church, community center, daycare or nonprofit. Features full kitchen, community room and finished offices. Wood floor gymnasium. **Contact Arlene Curry.**



CASH COWS! Two high quality, low maintenance car wash properties for sale. Impressive cash flow beats other investment returns. Modern equipment in excellent condition, super efficient utilities. **Contact Ritch LeGrand.**

Need Space?

- 110,000 sf Badgerow Building offices for lease
- 63,000 sf Former Bomgaars CBD for sale
- 50,500 sf Hwy 75 showroom/warehouse for sale/lease
- 48,400 sf Clubhouse & multi-purpose dome for sale - **SOLD!**
- 33,000 sf Jackson Plaza offices for sale/lease
- 30,000 sf high quality office near Southern Hill Mall for lease
- 28,900 sf So Square retail (6 spaces) for lease - **NEW!**
- 28,000 sf Former church McCook Lake for sale
- 27,000 sf Spec Building for lease
- 25,900 sf Leased warehouse building for sale
- 23,400 sf Spirit Lake strip mall for sale
- 22,400 sf Manufacturing/warehouse for sale - **SOLD!**
- 12,000 sf Historic 4th St. retail/office - **SOLD!**
- 12,000 sf Promenade Cinema retail for lease
- 10,800 sf Office building investment for sale/lease
- 10,400 sf Office building near St. Lukes for sale
- 10,000 sf So. Sioux City industrial bldg - **LEASED!**
- 8,900 sf Orpheum Building offices (7 spaces) for lease
- 8,300 sf two highly profitable car washes for sale - **NEW!**
- 8,100 sf multi-use Elk Point for sale - **NEW!**
- 7,300 sf Pierce Street medical office building for sale
- 7,200 sf Class A auto service garage for sale - **NEW!**
- 6,900 sf Former Tony Roma's for sale - **PENDING!**
- 5,880 sf Marketplace office or retail for lease
- 5,200 sf So. Lakeport & M'side Ave. retail for lease/sale
- 4,900 sf Historic Class A office for lease in CBD
- 4,800 sf No. Sioux City Class A offices (3 spaces) for lease - **NEW!**
- 4,800 sf Former Village Inn for sale/lease
- 4,200 sf So. Sioux City commercial/warehouse for sale/lease - **NEW!**
- 3,800 sf Nebraska St. office for lease - **NEW!**
- 2,800 sf Historic Nebraska St. office for sale/lease - **NEW!**
- 1,216 sf Mayfair Center office for lease
- 1,182 sf Lincolnshire Class A office for lease

Need Land?

- 45 acres South Sioux City residential development - **SOLD!**
- 32 acres North Sioux City commercial/residential
- 31 acres Harbor Drive industrial
- 15.5 acres North Sioux City commercial
- 14 acres Sunnybrook Plaza commercial - **SOLD!**
- 8 acres South Sioux City industrial
- 5.7 acres North Sioux City multi-family - **SOLD!**
- 5 acres South Sioux City multi-family - **PENDING!**
- 4.8 acres North Sioux City commercial
- 4.5 acres North Sioux City multi-family
- 4 acres Southern Hills Drive commercial - **NEW!**
- 2.5 acres Southern Hills Drive commercial - **NEW!**
- 2.5 acres Hwy 77 So. Sioux City commercial - **NEW!**
- 1.5 acres Elk Point commercial
- 108,000 sf Old Lakeport Rd. commercial/apt
- 100,000 sf Sunnybrook Plaza commercial - **SOLD!**
- 76,000 sf commercial next to St. Lukes - **SOLD!**
- 73,500 sf commercial next to Home Depot
- 64,500 sf Stadium Drive commercial
- 61,000 sf Hamilton Blvd. commercial - **NEW!**
- 45,000 sf Indian Hills Drive office/multi-family

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Check out the most comprehensive commercial real estate website in Siouxland! Visit our website then give us a call. We will save you time and money with your next purchase, lease or property management contract. **"It really does matter who is managing your property."**

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Arlene Curry J.D. Ellen Kaplan J.D. Glenn LeGrand SIOR Ritch LeGrand CCIM CRE MAI

How much is your **Property worth?**

NAI LeGrand & Company has completed over \$4 Billion in commercial and residential appraisals for Fortune 1000 corporations, banks, government agencies and investors. Trust our experts to help you make the right choice. **INFORMED DECISIONS LEAD TO THE BEST RESULTS.**



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