FOR SALE

2510 Lakewood Court

Sioux City, Iowa 51105 · Northbrook Industrial Park

12,000 SF industrial / flex building on 1.00 acre

$799,999

$66.67 per square foot · offered by owner



12,000 SF	1.00 Acre	BP Zoning	2024 Roof	Vacant
Building, 150 ft × 80 ft	Corner lot, 43,500 SF	Business Park district	60-mil TPO, 20-year warranty	Possession at closing

Property Overview

2510 Lakewood Court is a 12,000 square foot shop and office building on a one-acre corner lot in the Northbrook Industrial Park, on the north side of Sioux City and one block east of Highway 75.

The building is a 150 by 80 foot steel-frame structure built in 1978. It is laid out as three suites: a main shop with offices, an open center suite, and a south suite with offices and its own shop bay. Separate entrances on Lakewood Court and Northbrook Drive and two metered utility services let it serve one company or several tenants.

The roof was replaced in 2024 with a 60-mil TPO system that carries a 20-year manufacturer's warranty. The south suite's offices are being refinished this fall with new flooring, paint, and tile. The building is vacant and available at closing.

PROPERTY HIGHLIGHTS

- 12,000 SF building on a 1.00 acre corner lot
- New roof in 2024 with a 20-year manufacturer's warranty
- Vacant, with no leases to assume
- Three suites with finished offices, break room, and restrooms
- Clear-span shop space with three drive-in overhead doors, floor drains, LED lighting, and gas heat
- Storage mezzanine and wash sink
- Two entrances and two metered utility services
- Open yard on the north side for storage or an addition
- Passed the June 2025 city fire inspection with no violations
- No special assessments outstanding

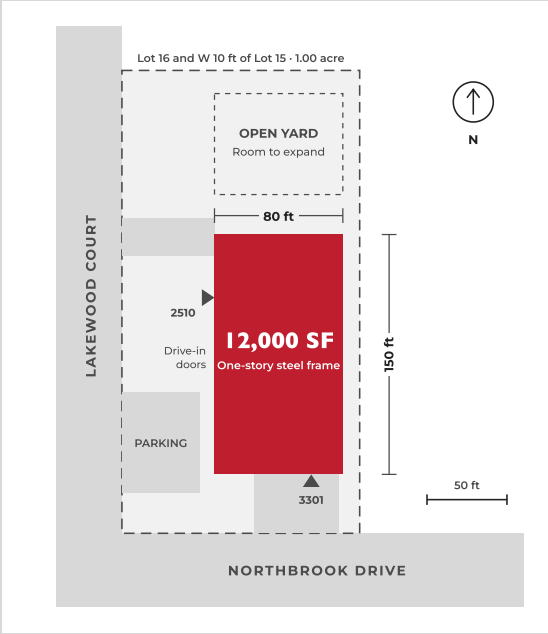
Phil Sorensen
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CEI CALLAGHAN ENTERPRISES INC. HOLDING COMPANY

Offered by Purple Iceberg, LLC, a Callaghan Enterprises company. Information comes from county records and owner files believed to be reliable but is not guaranteed. Buyers should verify all facts, measurements, zoning, and condition. Price and availability may change without notice.

2510 Lakewood Court

Sioux City, Iowa · $799,999



Schematic from county records and the owner's site drawing. Not a survey.











Property Details

Address	2510 Lakewood Ct, Sioux City, IA 51105 (office entrance numbered 3301 Northbrook Dr)
Parcel	Woodbury County 8947 23 128 010
Legal	Northbrook Industrial Park, W 10 ft of Lot 15 and Lot 16
Building	12,000 SF, one story, 150 ft × 80 ft
Site	1.00 acre (43,500 SF), corner lot
Year built	1978
Structure	Rigid steel frame, insulated metal panels
Roof	60-mil TPO installed 2024, 20-year manufacturer's warranty
Zoning	BP, Business Park (City of Sioux City)
Loading	Three drive-in overhead doors on the Lakewood Court side
Shop	Floor drains, LED lighting, gas unit heat, ceiling fans, mezzanine
Layout	Three suites: main shop with offices, center suite, south suite with offices and shop bay
Utilities	City water and sewer; MidAmerican gas and electric on two meters
Taxes	$13,292 per year (payable 2026–27)
Possession	At closing

Location

Highway 75 (Lewis Blvd)	1 block
Downtown Sioux City	3 miles, 8 minutes
Interstate 29	4 miles, 10 minutes
Sioux Gateway Airport	10 miles, 17 minutes

Tours by appointment

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