Notable Transactions

NAI United’s largest transactions over the last year include the sale of the Gateway/Acer Computer Campus in North Sioux City, SD. The building is the largest industrial building in the state at over 750,000 s/f. Working diligently with the buyer, NAI United marketed the campus and had several pieces re-sold or leased at the time the new owner took possession. Beau Braunger negotiated the sale of over 35,000 s/f of cold and dry storage to Heartland Superfoods, a national company. Together Chris and Beau sold the 32,787 s/f SUDO Manufacturing building, owned by a Japan-based company to a Global 500 Company. Colonel F. Krage brokered the sale of a 103,056 square foot, multi-use industrial building in Milford, IA.

Market Insights

The Sioux City market remains strong, driven by a $2B fertilizer plant and $264M pork plant. Industrial continues to be the strongest sector with less than 2% vacancy. For the third year in a row, Chicago, Omaha and Sioux City are No. 1 in their respective population categories, ranked annually by Site Selection Magazine.

Business Development

• The NAI United team meets weekly to discuss new business, review the area’s new commercial listings and mark out plans for getting new business. Its also a time to bond as a team and strengthen our relationships with each other.

• Monthly tech training is available to keep us current and to give us an edge over the competition. Our firm invested in custom software to create frequently used forms on an on-line platform.

Professional Accomplishments

• Beau Braunger was chosen from over 400 NAI Global offices and 7,000 NAI Global agents for the prestigious 2017 NAI Global Of the Community Award. Beau, celebrating his 10-year anniversary with NAI United, received this award for his strong support of The Boys and Girls Club of Siouxland.

• Nathan Connelly was selected by Siouxland Magazine as one of Top 10 Under 40 in Siouxland in 2017. This recognition is based upon vision, leadership, innovation, achievement and consistent display of excellent character and ethics.

• Chris Bogenrief served as 2017 president and Beau Braunger served as vice president of the Iowa CCIM Chapter. The CCIM designation is recognized as the global standard of excellence in commercial real estate.

Additional Information

• NAI United is located in Dakota Dunes, SD, but serves a tri-state trade market of 250,000+ population. All of our agents are licensed in Iowa, Nebraska and South Dakota. Uniquely situated at the hub of three states; Iowa, Nebraska and South Dakota, also known as Siouxland, the Sioux City Metropolitan Statistical Area (MSA) has a population of 168,000.