

For Lease
Masonry Inc. Building
801 E. 50th Street
Sioux Falls, SD 57104



Lease Rate: \$2,900/month
Lease Type: NN (taxes & insurance)

Property Information

Available Sq. Ft.:	4,000
Building Sq. Ft.:	4,000
Lot Size Sq. Ft.:	90,545
Year Built:	1979
Zoning:	I-1
Construction:	Concrete Block
Roof:	Tar & Gravel
Taxes & Insurance/Mo.:	\$740
Occupancy:	Negotiable

Property Summary

- ◇ Cross dock warehouse building located in the Sioux Empire Development Park One Addition in northeast Sioux Falls.
- ◇ Approximately 1,000 sq. ft. office area with private office, break room and restrooms..
- ◇ Ten 8' X 10' dock-high overhead doors, with bumpers.
- ◇ Concrete pads
- ◇ Asphalt parking lot with 16 spaces in front of building .
- ◇ Fully asphalt-paved lot in back for trailer parking.
- ◇ Back lot is completed security fenced and gated.
- ◇ Two curb cuts on E. 50th Street.
- ◇ Neighbors include Skold Specialty Contracting, Hillyard, C & C Manufacturing, Starmark Cabinetry, North Star Turf of South Dakota, and Cars Trucks N More.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Tom Ode

NAI Sioux Falls
101 N. Main Avenue, Suite 213
Direct: 605-444-7102
Fax: 605-357-7102
Cell: 605-376-6414
Email: toded@naisiouxfalls.com
Web: www.naisiouxfalls.com



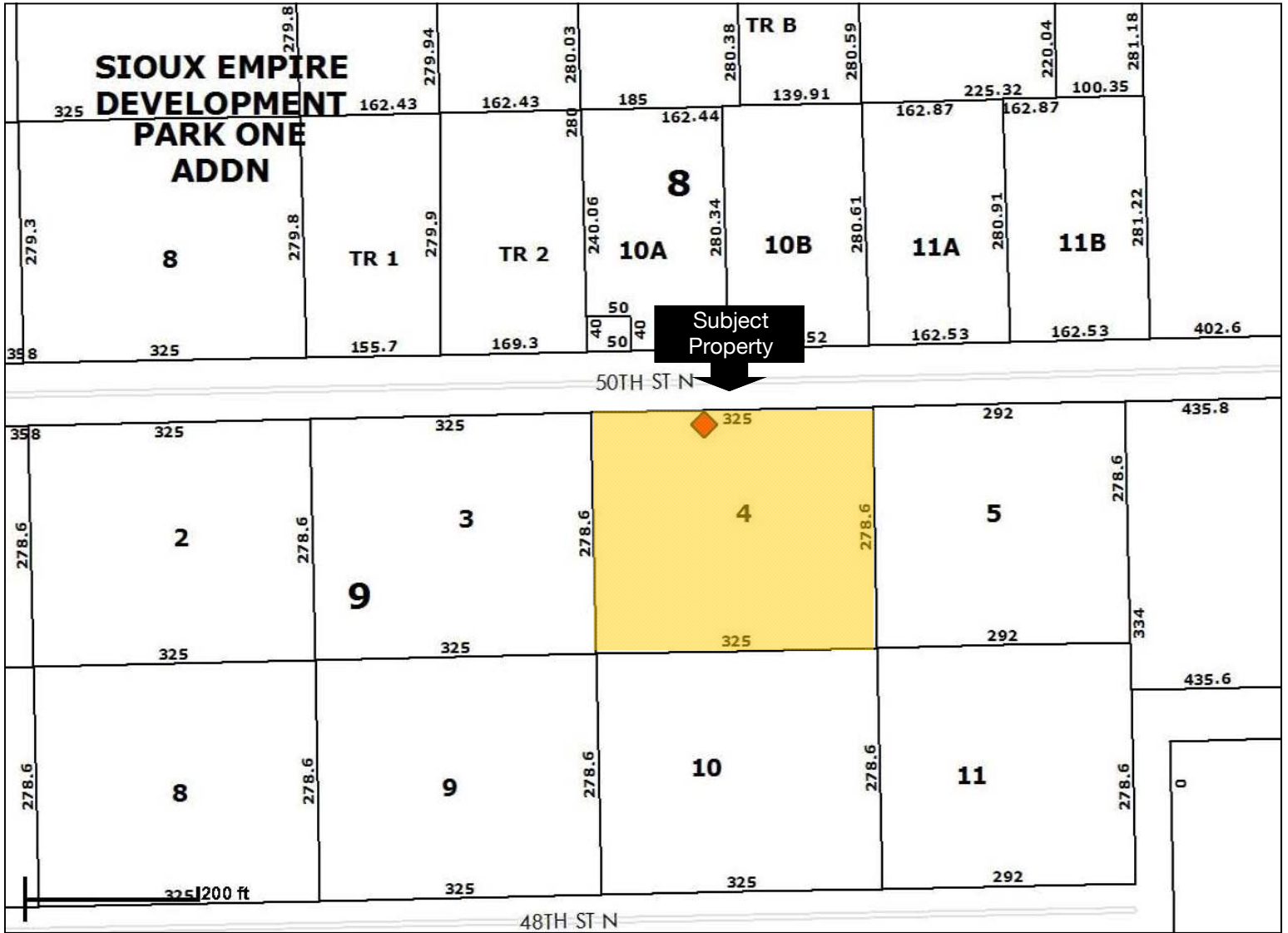
NAI Sioux Falls

Commercial Real Estate Services, Worldwide.

Interior Photos



Plat Plan



Aerial View



Cars Trucks N More

North Star Turf
Of South Dakota

Subject
Property

Skold Specialty
Contracting

Starmark Cabinetry

Hillyard

C & C Manufacturing

