

For Sale or Sub-Lease N. Industrial Warehouse

1609 N. Industrial Avenue
Sioux Falls, SD 57104



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.

NAI Sioux Falls

Commercial Real Estate Services, Worldwide.

List Price: \$565,000
Lease Rate: \$4.50/Sq. Ft.
Lease Type: NNN

Building Information

Available Sq. Ft.: 10,000
Building Sq. Ft.: 10,000
Lot Size/Sq. Ft.: 69,702
Year Built: 1973
Type of Construction: Metal
Roof: Metal
Zoning: I-1
Real Estate Taxes: \$6,689.24
Occupancy: Immediate

Property Highlights

- ◇ Distribution warehouse located on the southwest corner of Delaware Street and Industrial Avenue in the Airport Industrial Park.
- ◇ Approximately 1,600 sq. ft. of office space includes three private offices, eight sales rep cubicles, clerical area, break room, and two restrooms.
- ◇ Mezzanine above office area features large conference room, kitchenette and restroom.
- ◇ 1,000 square feet of mezzanine storage.
- ◇ Three 8' X 9' dock high door and one 8' X 9' overhead door .
- ◇ Lot is mostly paved and entirely fenced with gate.
- ◇ Located in the Airport Industrial Park.
- ◇ 18' sidewalls.
- ◇ Reznor heat in warehouse.
- ◇ Easy access to W. Russell and I-29.
- ◇ Current lease term expires January 2018.

Contact

Dennis Breske, MBA, CCIM, SIOR

NAI Sioux Falls

101 N. Main Avenue, Suite 213

Sioux Falls, SD 57104

Direct: 605-444-7100

Cell: 605-310-6666

Fax: 605-357-7102

Email: dbreske@naisiouxfalls.com

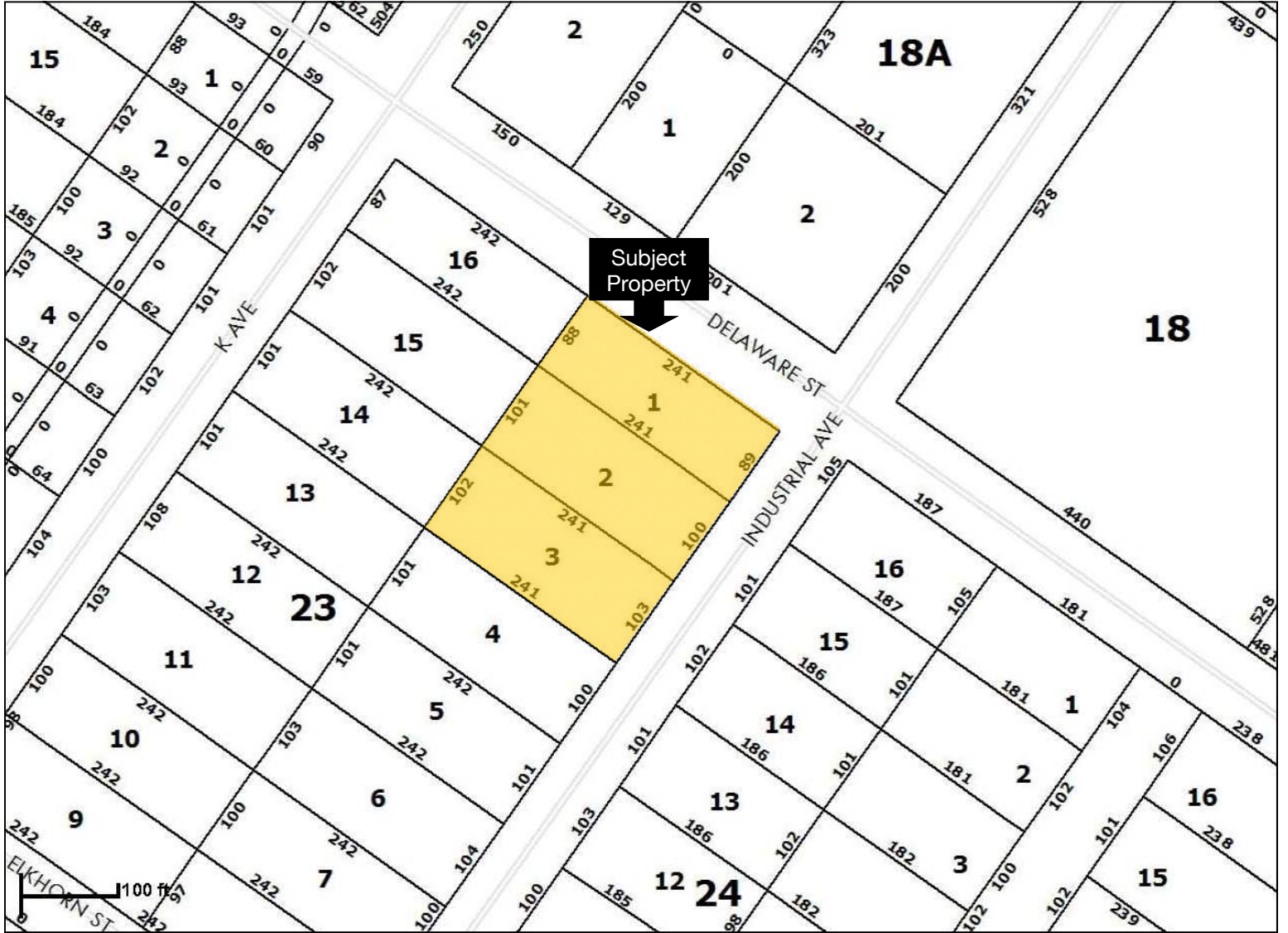
Web: www.naisiouxfalls.com



Interior Photos



Plat Plan



Aerial View

