



**For Lease - Warehouse Space
Dakotaland Auto Glass Building.
2001 E. 39th Street North
Sioux Falls, SD**



**Lease Price: \$4.50/sq. ft.
Lease Type: NNN**

Property Information

Available Sq. Ft.:	48,000
Building Sq. Ft.:	108,000
Land Area:	6.391 Acre
Year Built:	1998
Triple Net Expense/Sq. Ft.:	\$1.00 Estimated
Construction:	Steel Frame, Metal Panel
Zoning:	I-1
Occupancy:	Negotiable
Real Estate Taxes:	\$56,426.14
Real Estate Taxes/Sq. Ft.:	\$0.52
Utilities:	Pro rata share to be paid by tenant.

Property Summary

- ◇ Distribution warehouse located on E. 39th Street North between N. Lewis and N. St. Paul Avenues.
- ◇ Approximately 48,000 sq. ft. of warehouse space in south end of building.
- ◇ 24' sidewall height.
- ◇ Six dock high doors with seals and one drive-in overhead door.
- ◇ Monument & building signage.
- ◇ Ample on-site, paved parking, including handicap spaces, as well as tractor/trailer parking.
- ◇ Nicely landscaped.
- ◇ Triple Net charges include real estate taxes, insurance and snow removal.
- ◇ Easy access to Benson Road, I-229, I-29 and I-90.
- ◇ West of I-229 and south of Benson Road.
- ◇ Subdivision possible, contact Broker.

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.



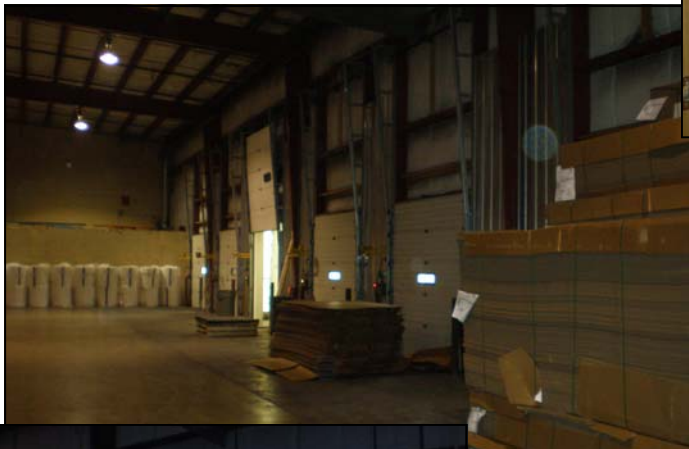
Commercial Real Estate Services, Worldwide.

Dennis Breske, MBA, CCIM, SIOR

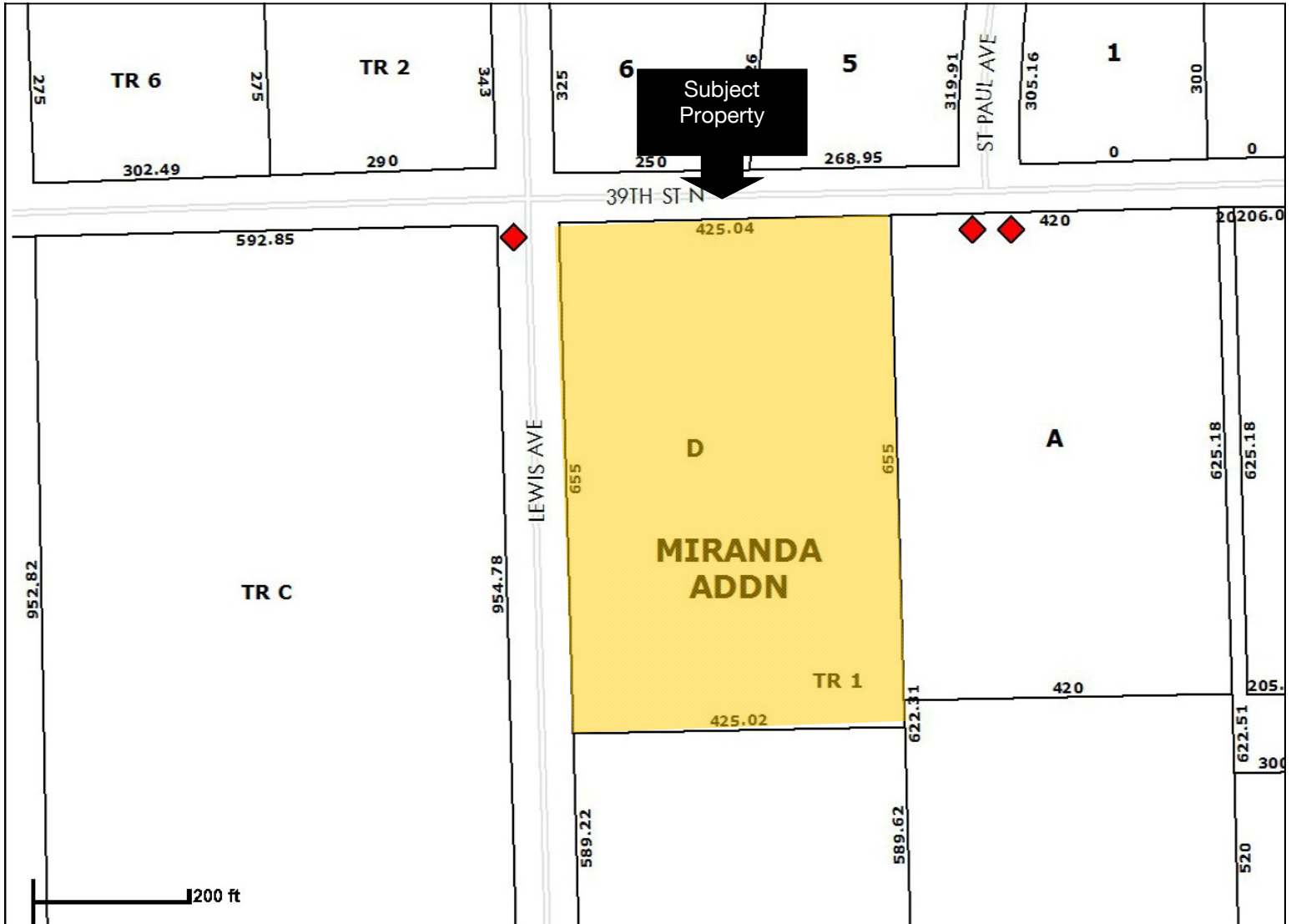
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Interior Photos



Plat Map



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Aerial View



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