

For Lease  
Schoeneman's Building  
600 N. Cliff Avenue  
Harrisburg, SD 57032



Lease Rate: \$10.50/Sq. Ft.  
Lease Type: NNN

### Property Information

Available Sq. Ft.:	6,400
Building Sq. Ft.:	22,500
Lot Size Sq. Ft.:	835,461
Year Built:	2008
Zoning:	C-4
Triple Net Expenses/Sq. Ft.:	\$ 2.50- 3.50 (est.)
Occupancy:	Negotiable

### Property Summary

- ◇ Two 3,200 square foot retail spaces available in newer construction building located north of Industrial Street on N. Cliff near Harrisburg, SD.
- ◇ May be combined for a total of 6,400 sq. ft.
- ◇ Restroom in each space.
- ◇ Landlord offering \$15.00/sq. ft. tenant build-out allowance.
- ◇ Monument & building signage.
- ◇ Paved on-site parking including handicap parking.
- ◇ SD DOT Traffic Count on N. Cliff is 5,405 vehicles per day.

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.

### Contact

#### Craig Hagen, Broker

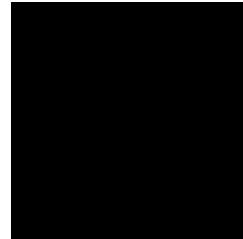
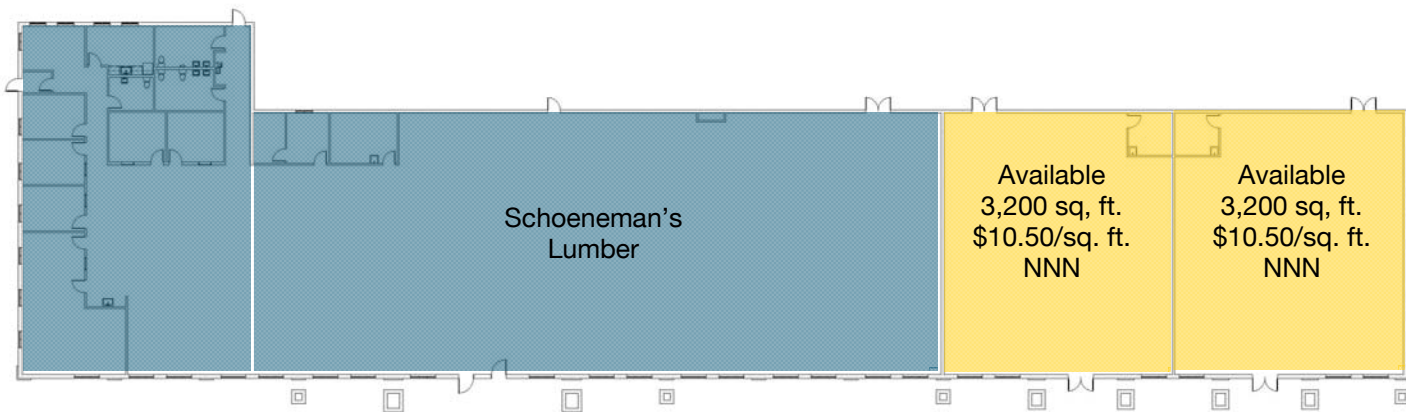
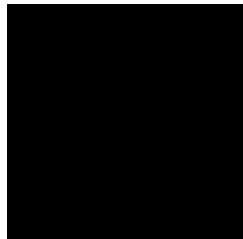
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# Floor Plan



# Aerial View

