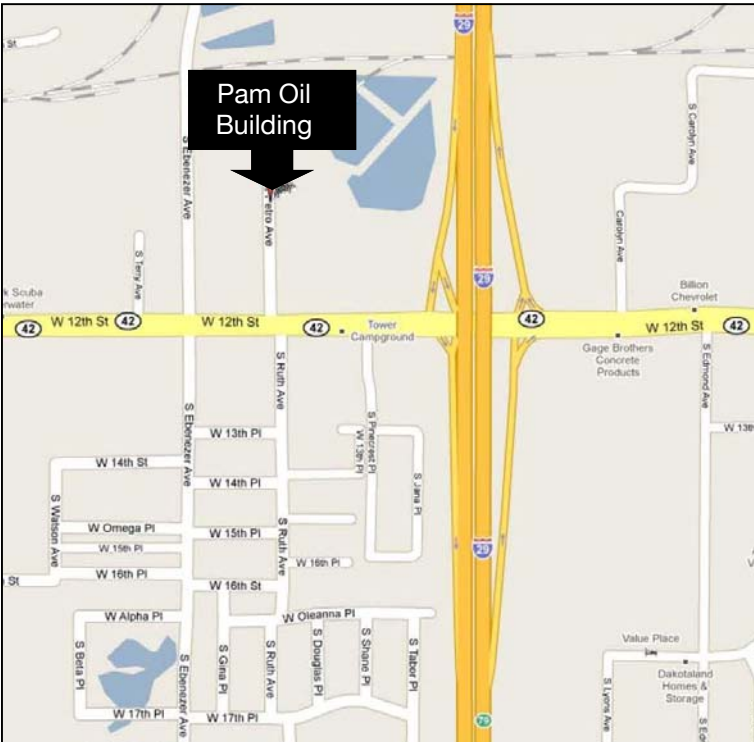




## For Lease - Warehouse Space Pam Oil Building

200 S. Petro Avenue  
Sioux Falls, SD 57106



Lease Rate: \$5.50/Sq. Ft.  
Lease Type: Gross

### Building Information

Available Sq. Ft.:	10,000 - 30,000
Building sq. ft.:	153,640
Lot Size/Acres.:	14.64
Year Built:	1985
Additions:	1990
Type of Construction:	Steel frame, Tilt-up concrete
Roof:	Steel Deck, tar & gravel
Floor:	Concrete
Clear ceiling height:	24'
Zoning:	I-2
Real Estate Taxes:	\$110,542

### Property Highlights

- ◇ Wholesale/distribution warehouse located west of I-29 and north of W. 12th Street on Petro Avenue.
- ◇ 30,000 square feet of warehouse space available.
- ◇ See attached drawing to identify specific area that is available.
- ◇ Four 8' X 8' dock doors will be shared with other warehouse tenant.
- ◇ Chain link fencing will be reconfigured based on tenant needs.
- ◇ Call Listing Agent for details.

# NAI Sioux Falls

Commercial Real Estate Services, Worldwide.

### Contact:

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**NAI Sioux Falls**

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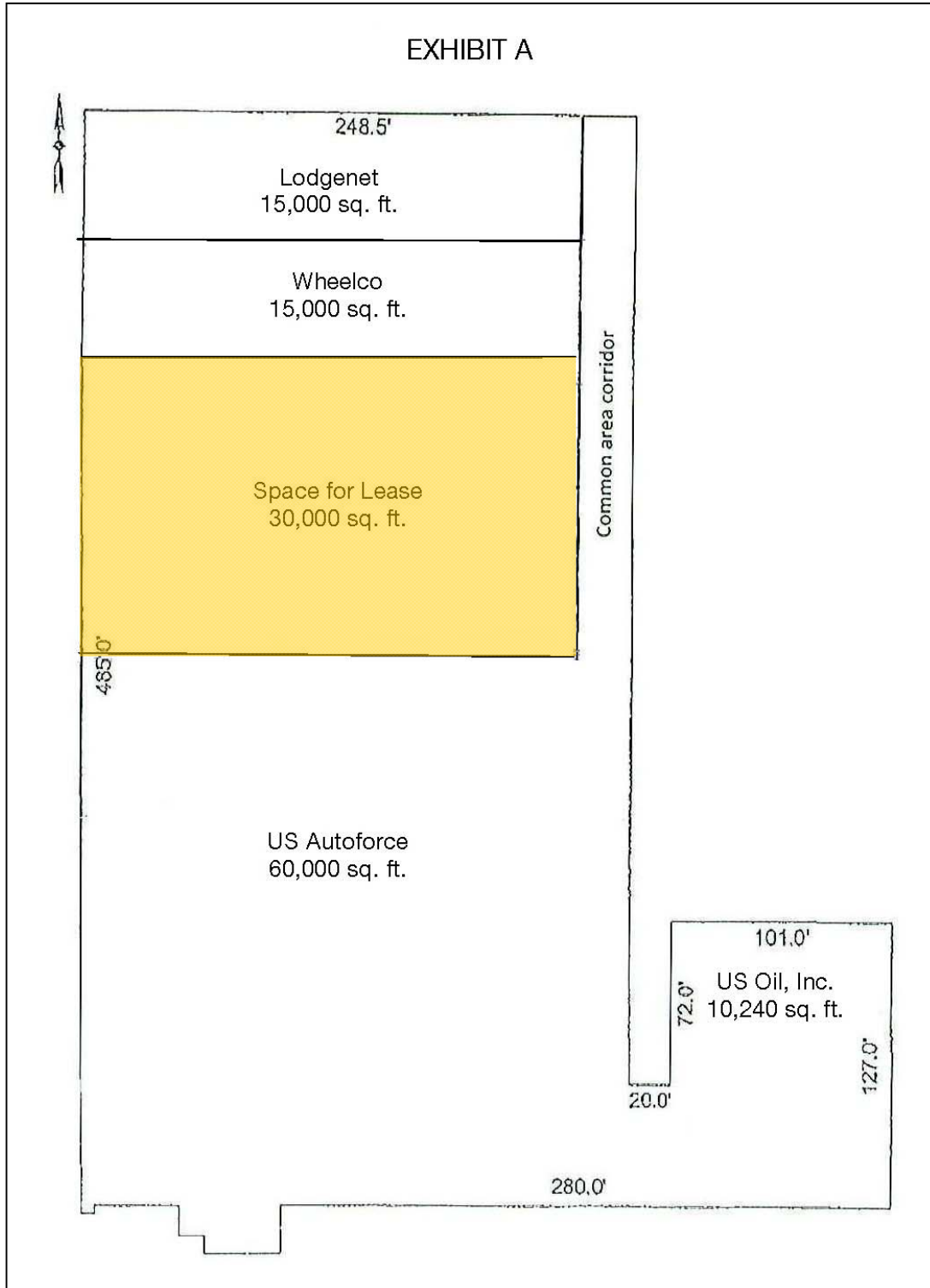
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# Floor Plan



# Aerial View

