

Lease Rate Reduced!



For Sale or Lease Industrial Warehouse

2209 E. 60th Street North
Sioux Falls, SD 57104



List Price: \$3,900,000
Lease Price: \$4.80/sq. ft.
Lease Type: NNN

Building Information

Minimum Div. Sq. Ft.:	16,128
Maximum Contig. Sq. Ft.:	64,512
Building Sq. Ft.:	64,512
Lot Size/Sq. Ft.:	170,019
Year Built:	2007
Type of Construction:	Pre-cast concrete
Roof:	Rubber
Floor:	Concrete
Zoning:	I-1
Real Estate Taxes:	\$47,045.56
Occupancy:	Immediate

Property Highlights

- ◇ New construction industrial building located at the north entrance to Sioux Empire Development Park V.
- ◇ Four 16,128 sq. ft. bays.
- ◇ Each bay has two docks and a drive-in.
- ◇ 30' sidewalls.
- ◇ 6" concrete floors.
- ◇ ESFR sprinklers.
- ◇ 3-phase power.
- ◇ Future expansion potential on adjacent four acres.
- ◇ Listing broker is a member of the ownership entity and is a South Dakota licensed real estate 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.

Contact

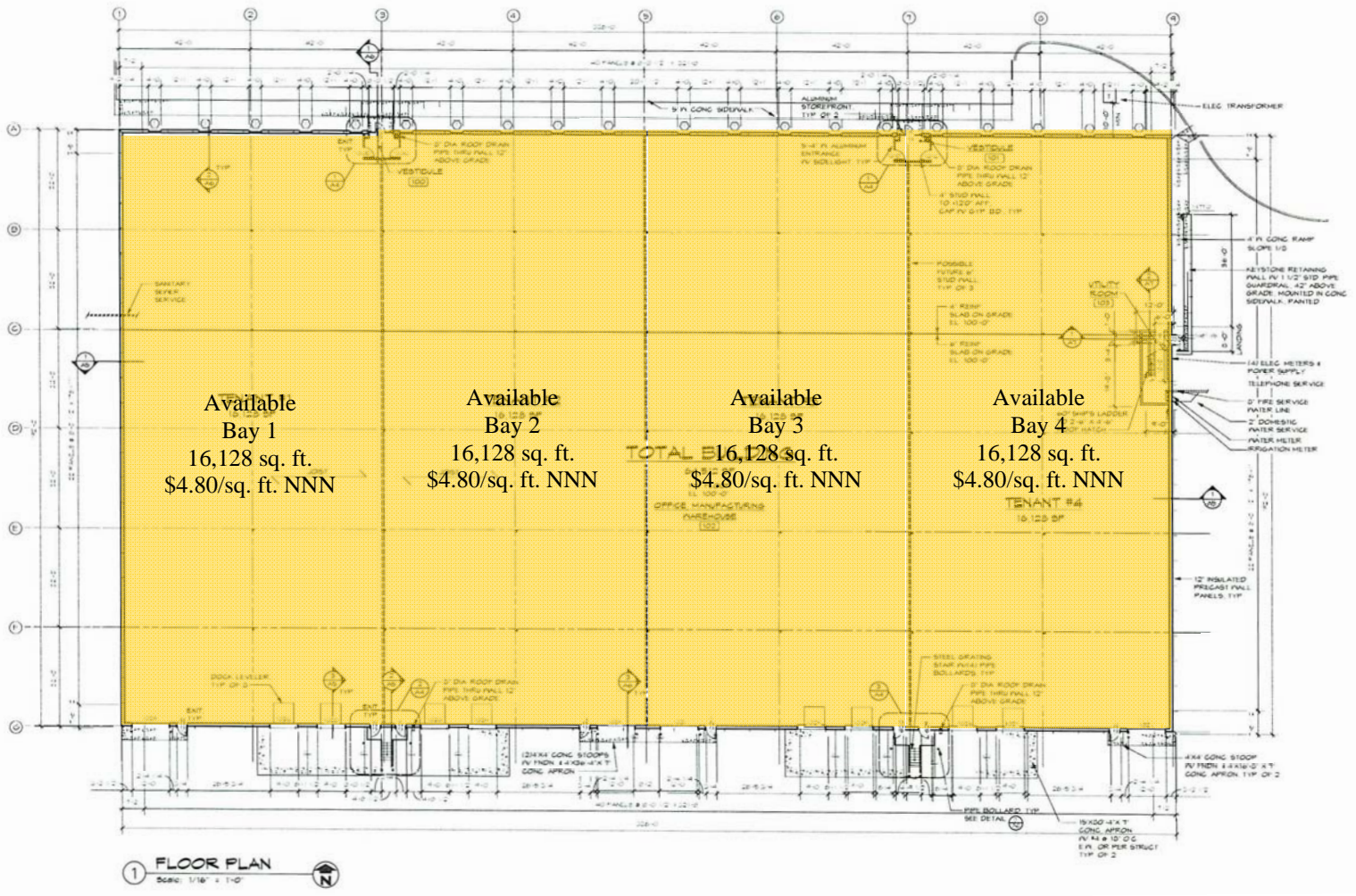
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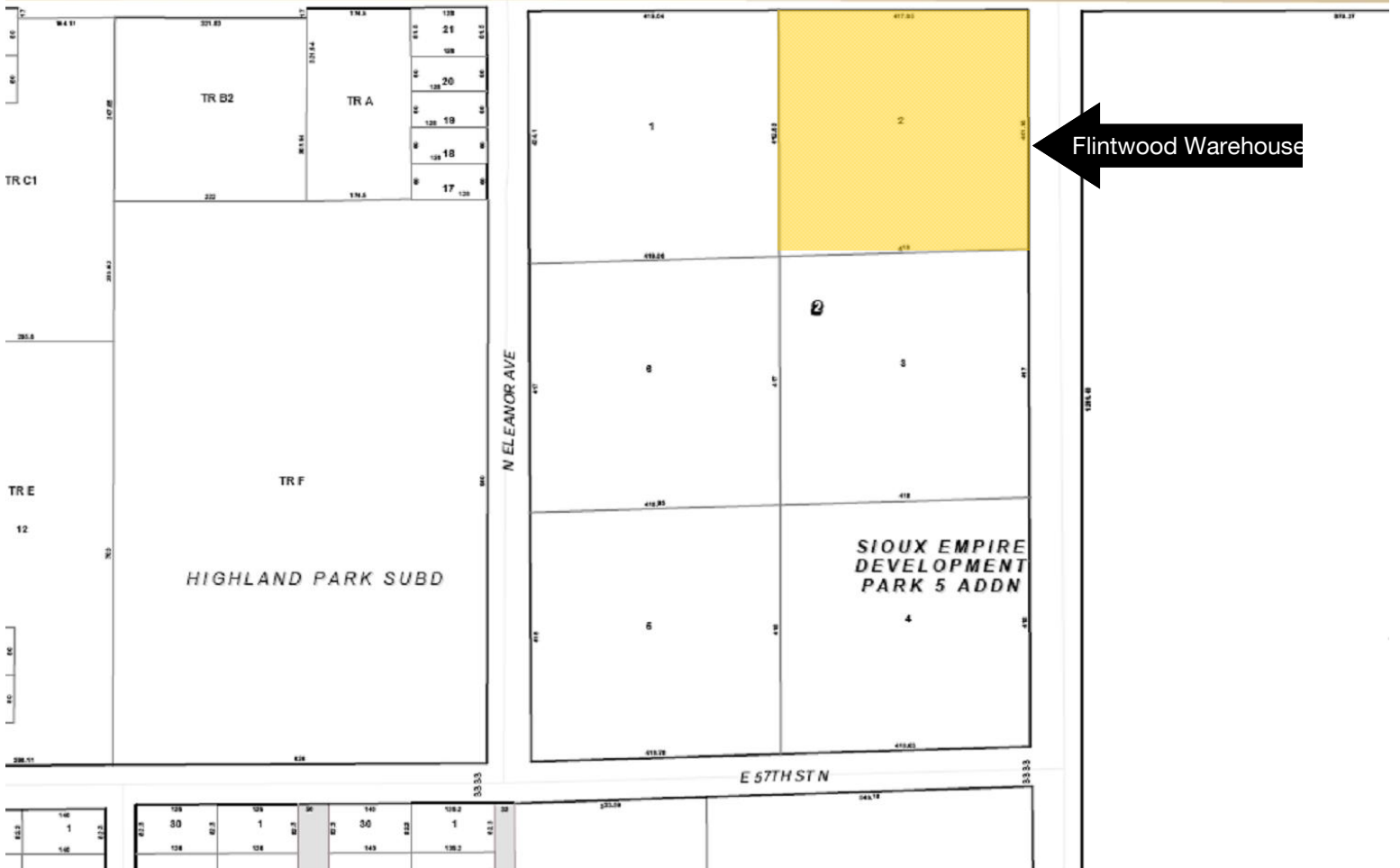
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Floor Plan



Plat Plan



Aerial View

