

## List Price & Lease Rate Reduced!



**Land For Sale or Lease**  
25768 Cottonwood Avenue  
Sioux Falls, SD 57107



**List Price:** \$ 2.25/ sq. ft.  
**Lease Rate:** \$1,990/month  
**Lease Type:** NNN

### Property Information

**Land Size Sq. Ft.:** 217,800 approximately  
**Zoning:** I-1  
**Real Estate Taxes:** \$ 2,288 (estimated)  
**Legal Description:** Lot 4, Block 4 Haug's 2nd Addition SE 1/4 12-102-50 Benton Township

### Property Summary

- ◇ Approximately 217,800 sq. ft. of industrial zoned land available for sale or lease located north of Sioux Falls at the Crooks exit.
- ◇ Seller is motivated.
- ◇ Approximately 127,480 sq. ft. is completely enclosed with a chain-linked, three-strand barbed wire topped privacy fence.
- ◇ Excellent for outside storage.
- ◇ Adjacent is an additional 87,130 sq. ft. of vacant land with graveled overflow parking .
- ◇ Excellent visibility from I-29.

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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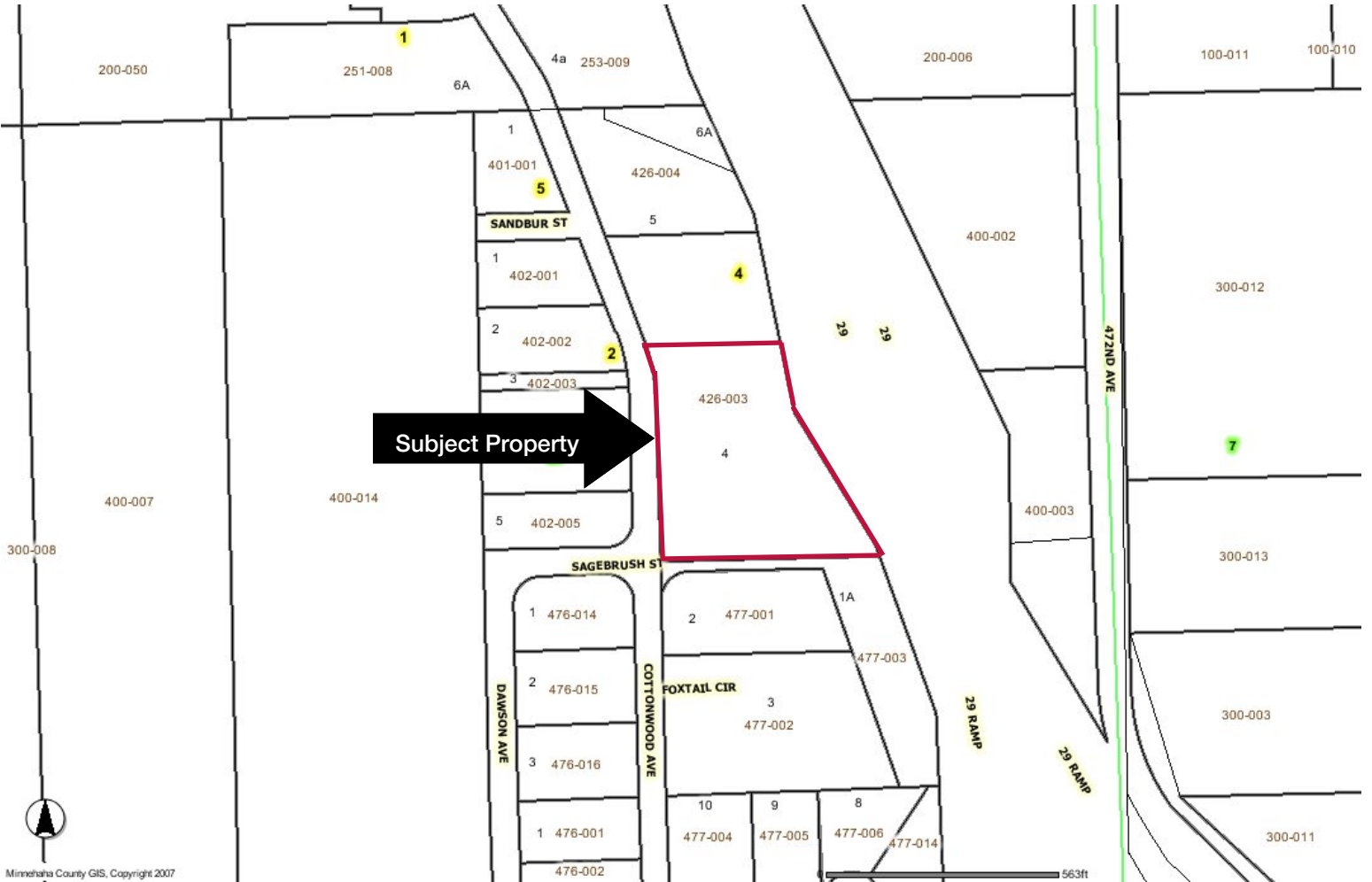
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# Property Photos



# Plat Map



# Aerial View

