



Former Beacon Warehouse Sublease

1710 "M" Avenue, Sioux Falls, SD 57104

Property Features

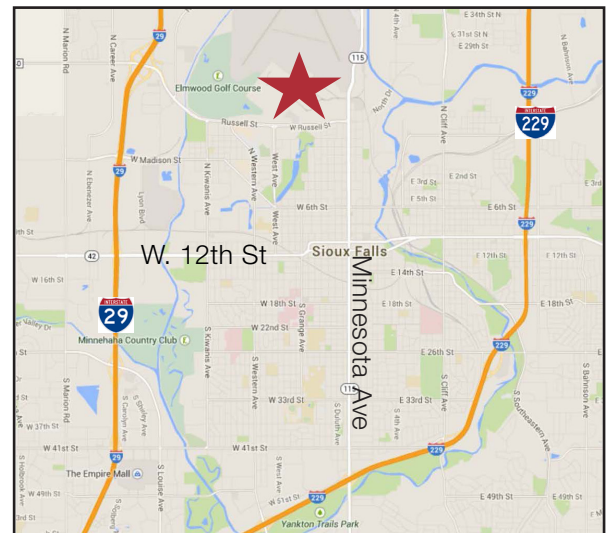
- 26,400 sq. ft. warehouse
- 5,300 sq. ft. office with 8 private offices, conference room, break rooms, and reception area
- 3,300 sq. ft. mezzanine
- 2,800 sq. ft. storage building included
- Total: 37,800 sq. ft.
- Year built: 1972
- Sidewalls: 24' in warehouse
- 3-phase power
- 4 dock-high doors with 2 levelers
- 20' x 14' overhead door
- Sublease expires: April 30, 2023

Pricing

- Lease rate is \$5.50/sq. ft. NNN
- Estimated NNN expenses: \$1.75/sq. ft.

Location

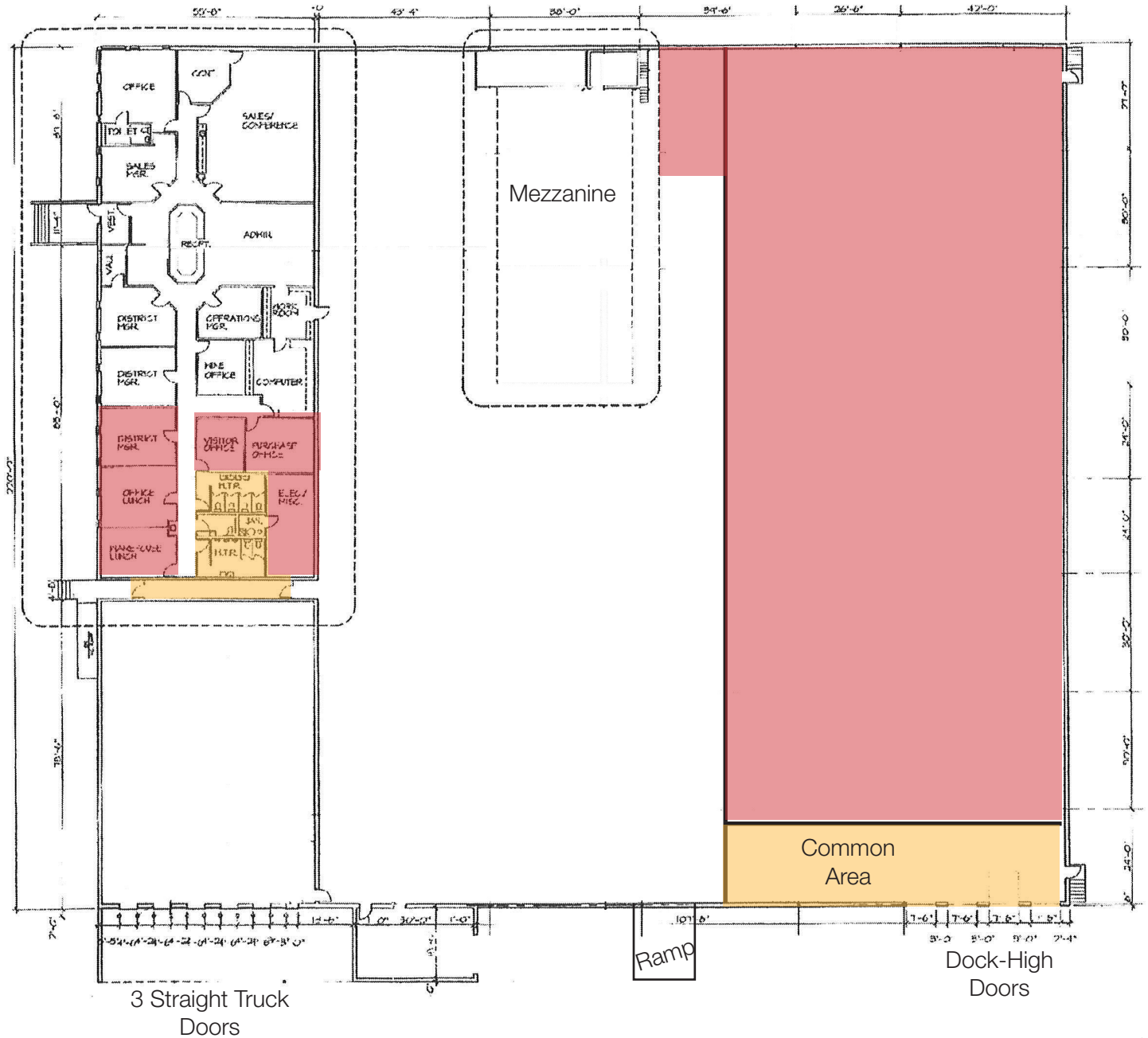
- Located on the southeast corner of N. M Avenue and W. Cherokee Street in the Airport Addition
- Area neighbors include Berry Plastics, Nash Finch, Krier & Blain, Empire Building Construction, Print Right Printing, Dan Pallets, A & T Body Shop, All American Towing



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For Sublease
Showroom/ Warehouse Space



Common Area

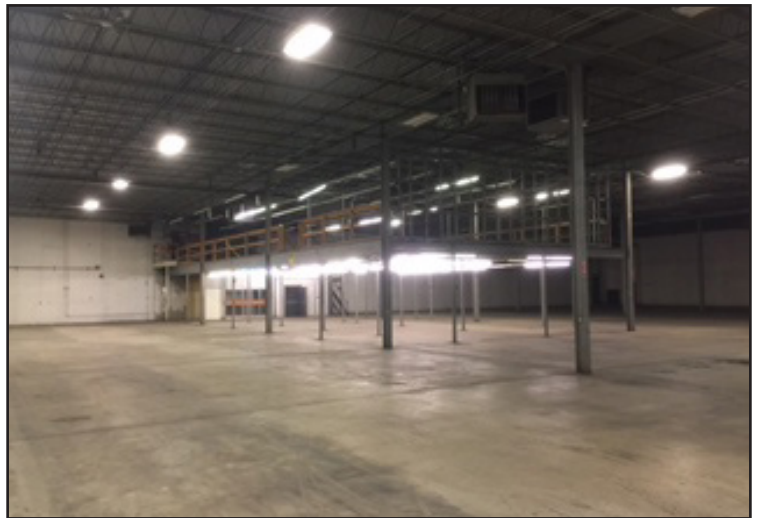
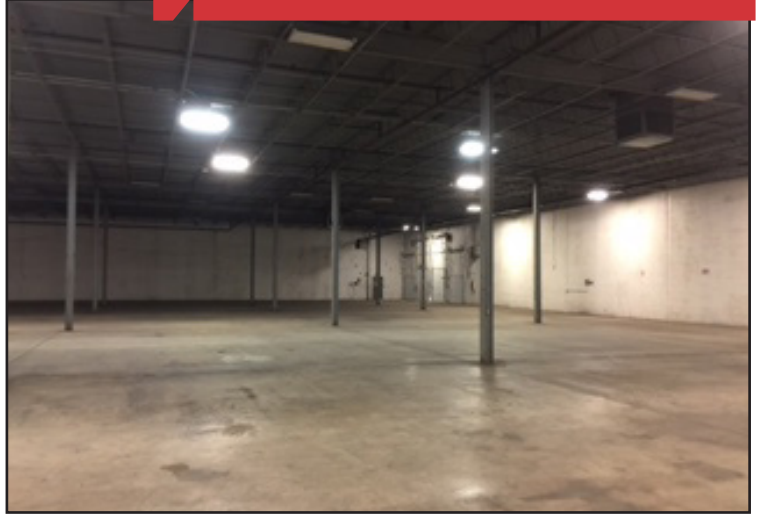
Leased



For Sublease
Showroom/ Warehouse Space



For Sublease
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For Sublease
Showroom/ Warehouse Space

