

For Sale
Warehouse Space
List Price: \$4,807,000



Airport Warehouses

1820 N. Industrial Avenue & 1101 W. Blackhawk,
Sioux Falls, SD 57104

Property Features

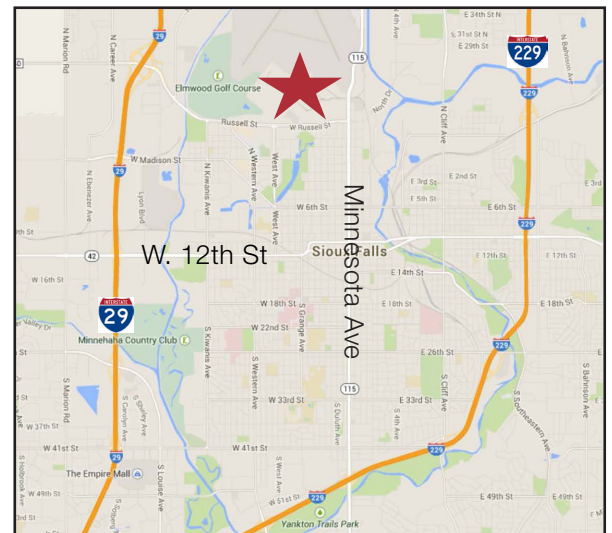
- **Rare opportunity to own nearly 100,000 sq. ft. in the Airport Industrial Park**
- Total building size: 98,100 sq. ft.
- Total lot size: 3.75 acres (163,554 sq. ft.)
- 55,000 sq. ft. of cold storage space and 43,100 sq. ft. heated storage available in multi-tenant distribution warehouse
- Approximately 1,000 sq. ft. office space
- Three overhead doors - 14' X 14', 12' X 12' & 10' X 10'
- Two dock platform space for five trailers
- 11 dock doors
- Possible rail access
- 3-phase power
- New roof, insulation, siding, and dry sprinkler system
- Immediate occupancy

Pricing

- List price: \$4,807,000 (\$49.00/ sq. ft.)
- Lease rate is \$4.90/sq. ft. NNN
- Estimated NNN expenses: \$0.45/sq. ft.

Location

- Located on the southeast corner of W. Blackhawk St. and N. Industrial Ave in the Airport Industrial Park



Bill Connelly

+1 605 444 7130 direct
+1 605 254 2360 mobile
bconnelly@naisiouxfalls.com

1820 N. Industrial Avenue

For Sale
Warehouse Space



1101 W. Blackhawk

For Sale
Warehouse Space



For Sale
Warehouse Space

N. Industrial Ave.

W. Blackhawk St.



Available
98,100 SF Total



For Sale Warehouse Space

