



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



For Sale



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1820 N. Industrial Avenue













1101 W. Blackhawk















For Sale Warehouse Space





