DAYCARE FACILITY 4800 N. 4TH AVENUE, SIOUX FALLS, SD 57104 For Lease: Daycare Center \$11.50/ sq. ft. NNN - Kitchen & Classroom FF&E Included

2500 W 49th Street Suite 100 Sioux Falls, SD 57105 605 357 7100 naisiouxfalls.com Gregg Brown
Managing Director, MBA, SIOR
605 444 7103
605 906 0394
gbrown@naisiouxfalls.com

Troy Fawcett
President, CCIM, SIOR
605 444 7120
605 321 2199
tfawcett@naisiouxfalls.com



SPECS

Daycare Facility 4800 N 4th Avenue Sioux Falls, SD 57104

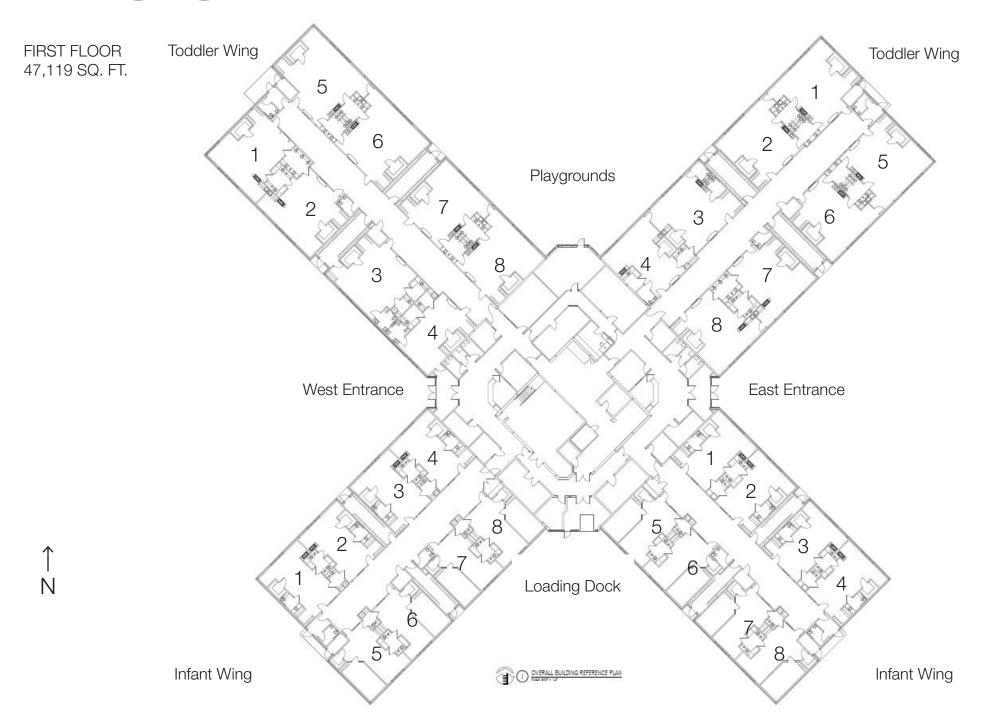
Immediately available \$11.50/ sq. ft. NNN All existing FF&E can be included

Main Level	47,119 sq. ft.
Year Built	1996
Lot Size	6.09 acres
Layout	Four (4) wings, with eight (8) classrooms per wing
Total Classrooms	32
Toddler Classrooms	16
Infant Classrooms	16
Playgrounds	Four (4), one (1) per wing
Parking	102 total spaces 57 spaces west lot 45 spaces east lot
Other Amenities	Full commercial kitchen Laundry room Teacher lounge Conference room Monument signage available





FLOOR PLAN



PHOTOS

Daycare Facility 4800 N 4th Avenue Sioux Falls, SD 57104











PHOTOS

Daycare Facility 4800 N 4th Avenue Sioux Falls, SD 57104













NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINICIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

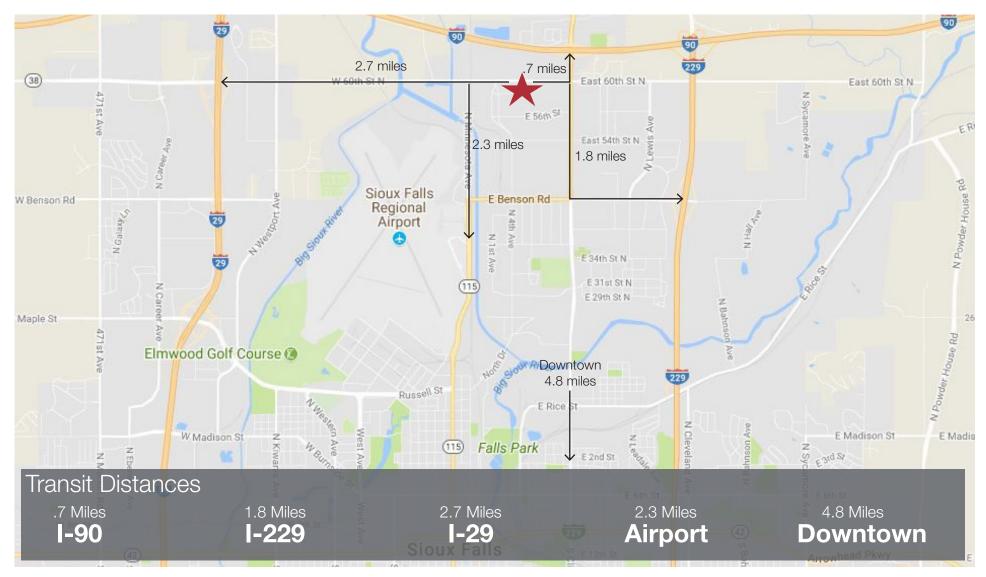
AERIAL

Daycare Facility 4800 N 4th Avenue Sioux Falls, SD 57104





AREA MAP



SITE PLAN

Daycare Facility 4800 N 4th Avenue Sioux Falls, SD 57104

