

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
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NAI Sioux Falls

SPECS

Daycare Facility
4800 N 4th Avenue
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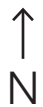
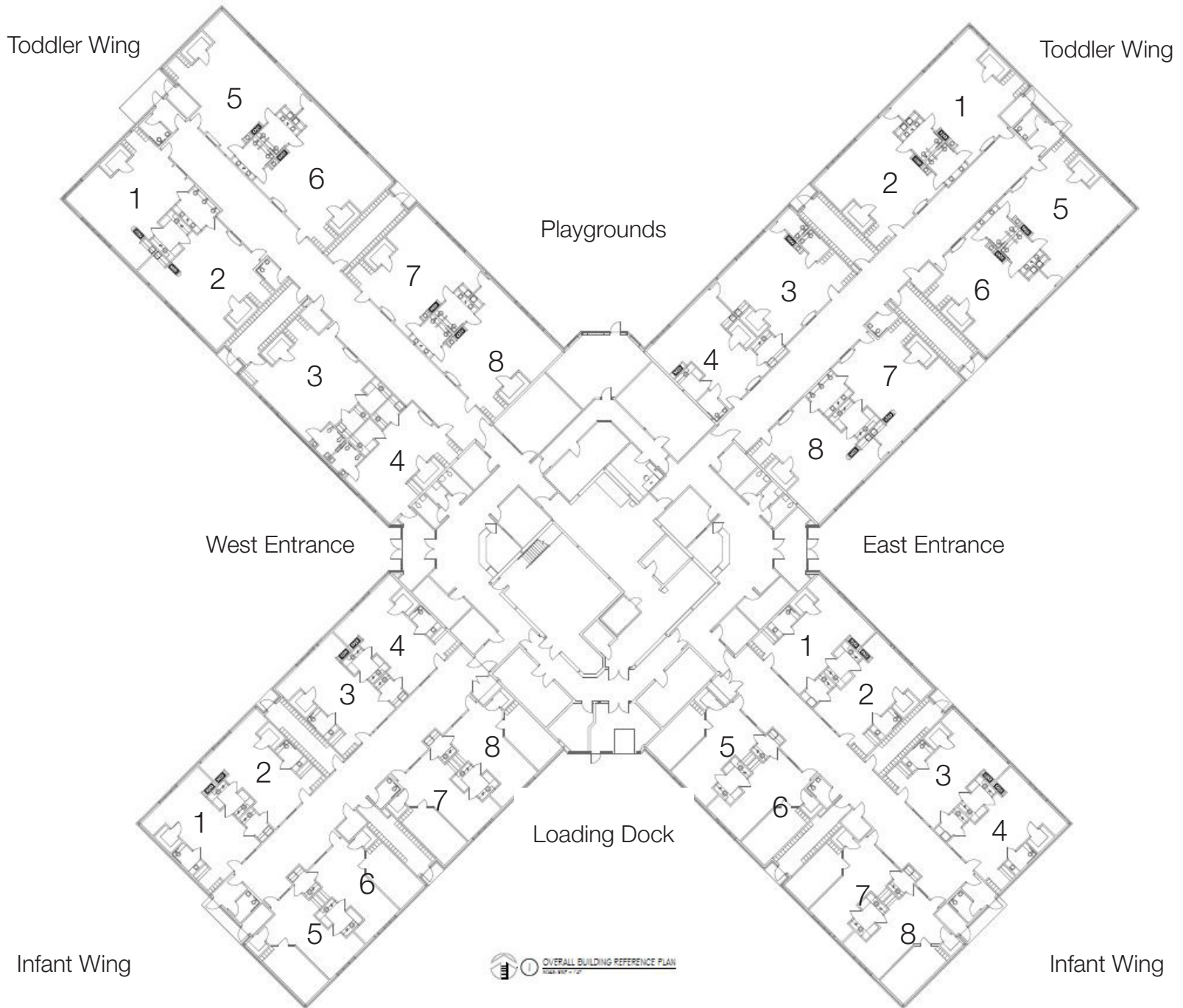
Immediately available
\$11.50/ sq. ft. NNN
All existing FF&E can be included

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

FIRST FLOOR
47,119 SQ. FT.



PHOTOS

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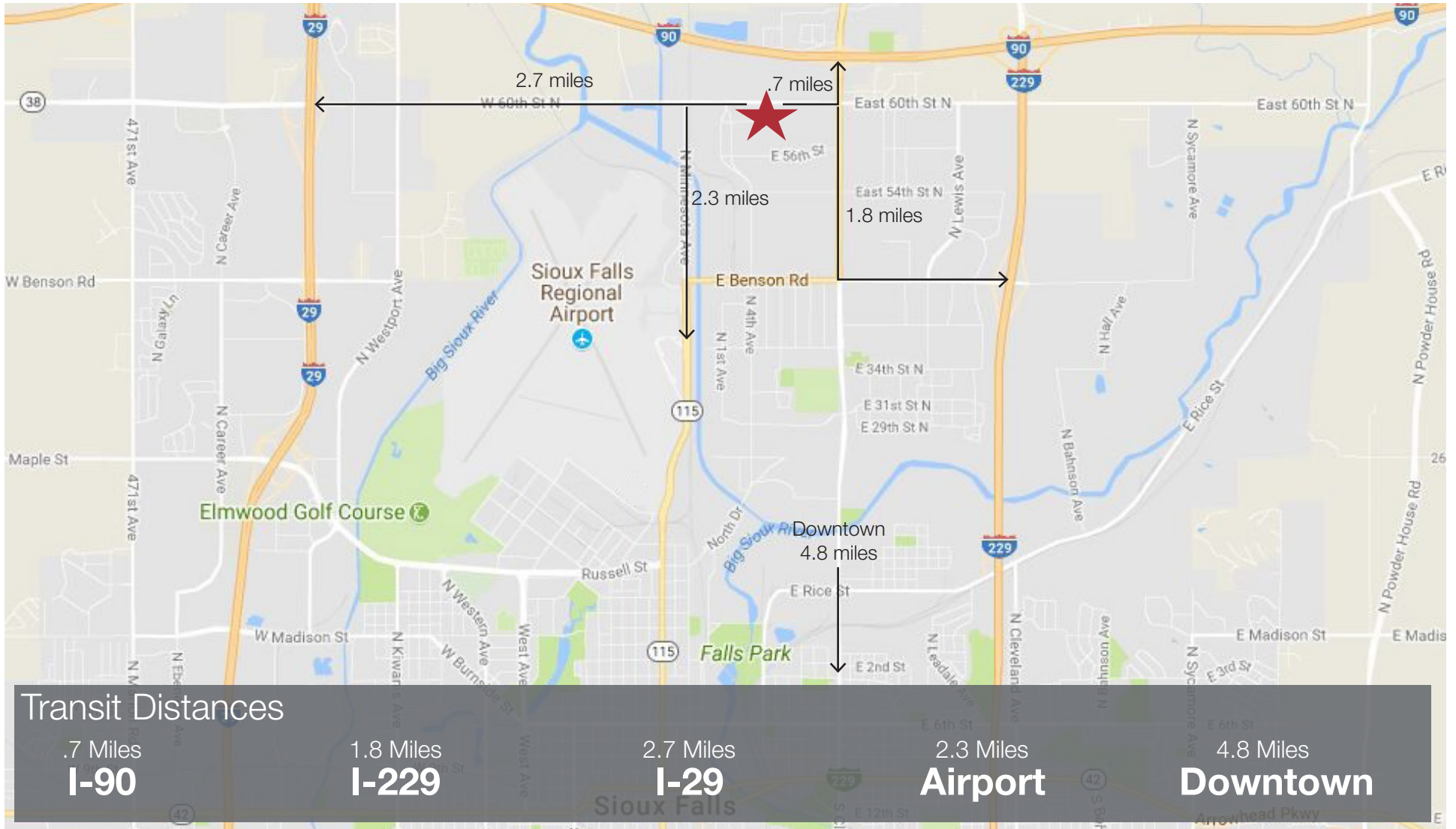


AERIAL

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AREA MAP



SITE PLAN

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