

WAREHOUSE PROPERTY



Hillco Warehouse

516 N. Garfield Circle, Sioux Falls, SD 57104

Property Features

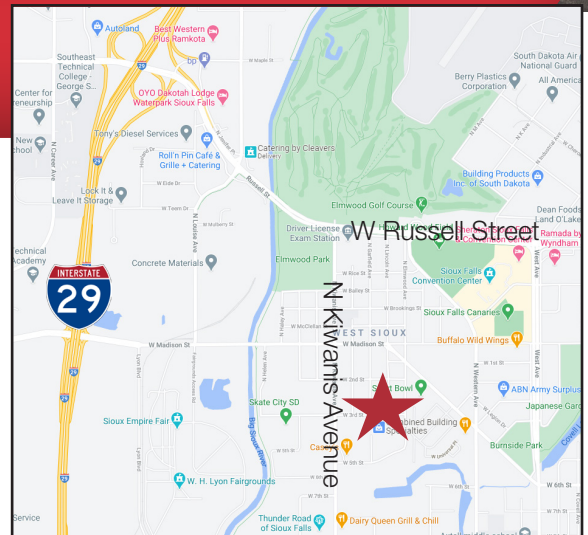
- Building size: 6,000 sq. ft.
- Lot size: 0.78 acres (33,840 sq. ft.)
- Year built: 2002
- Available for occupancy: May 1, 2021
- 1,500 sq. ft. office and mezzanine
- Three 14'x14' overhead doors
- 16' sidewalls
- Floor drains
- Reznor heater
- Property is currently occupied, contact broker for details

Pricing

- **Price reduced: \$575,000 (\$95.83/ sq. ft.)**
- Lease rate: \$6.25/ sq. ft. NNN
- 2020 Real Estate Taxes: \$6,767.84

Location

- Located just off of North Kiwanis Avenue on Garfield Circle
- Area neighbors include: Dreamers Outlet, The Point is to Serve, Casey's General Store, JD's House of Trophies, Hander Plumbing and Heating, Specialty Sealants



Troy Fawcett, CCIM, SIOR
President

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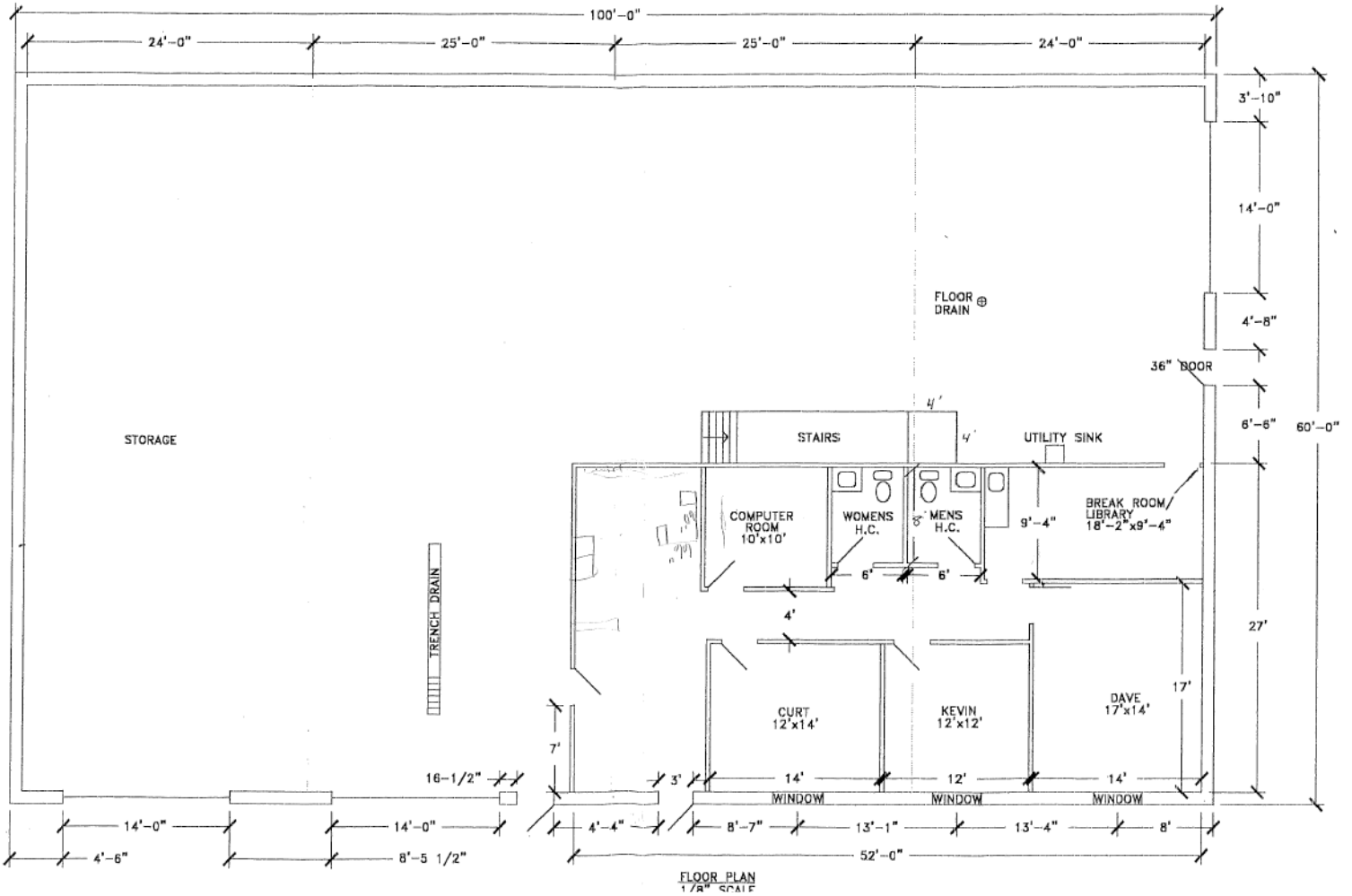
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FOR SALE OR LEASE



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