

Warehouse/ Distribution Space



2410 W. 54th Street N.
Sioux Falls, SD 57107

Property Features

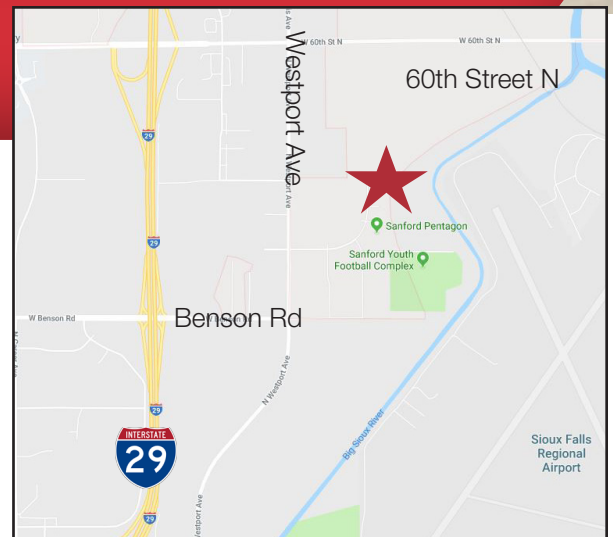
- Building size: 60,000 sq. ft. (120' x 500')
- **Suite 1: 9,000 sq. ft.**
- **Suite 4: 20,000 sq. ft. - LEASED**
- Sidewalls: 26'
- Build-to-suit dock doors and drive-in doors
- Dock door size: 8' x 9' (with seals & bumper plate)
- Drive-in door size: 12' x 14'
- Bay column spacing: 40' x 50'
- Parking: 54 paved spaces
- Tilt-up construction
- Floor thickness: 6"
- 3 Phase power
- Owner is a licensed real estate agent in South Dakota

Pricing

- Lease rate: \$6.50 - \$7.50/ sq. ft. NNN
- Estimated NNN expenses: \$1.00/ sq. ft.

Location

- Located just east of I-29 between Benson Road and 60th Street N
- Co-tenants: Lanter Distributing, Southern Glazer's
- Area neighbors include: Sanford Sports Complex, Fleet Farm, Animal Health International, Sioux Falls Regional Airport, First Premier Bankcard, Muscle Milk



Gregg Brown, MBA, SIOR
Senior Vice President, Managing Director
605 906 0394 • gbrown@naisiouxfalls.com

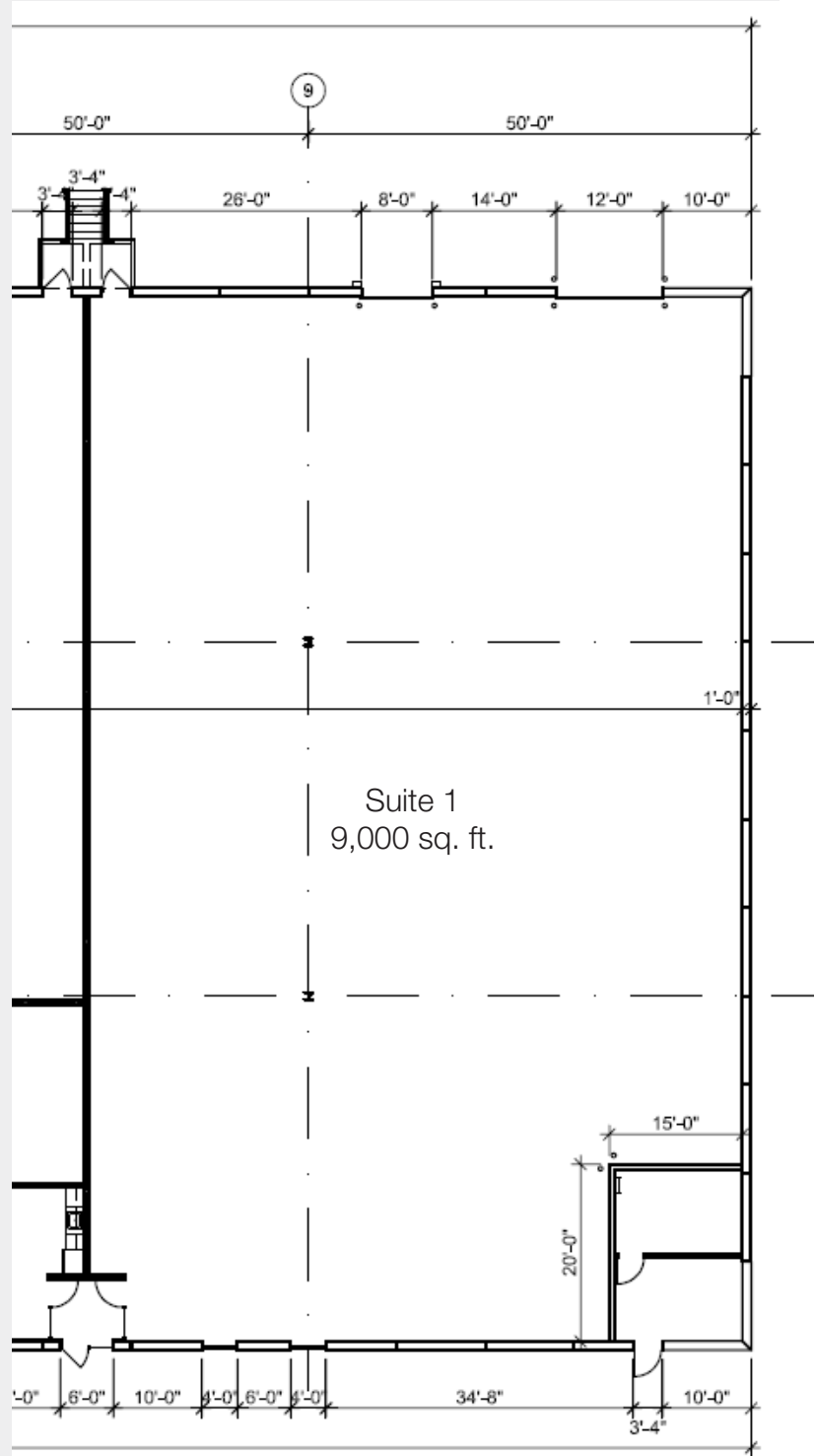
Craig Hagen, CCIM, SIOR
Senior Vice President
605 310 4227 • chagen@naisiouxfalls.com

Suite 1 Features

- One 12' drive-in door
- One 8' dock door
- Clear height: 19' 3" - 21' 8"
- 6" concrete floors
- 3 phase power

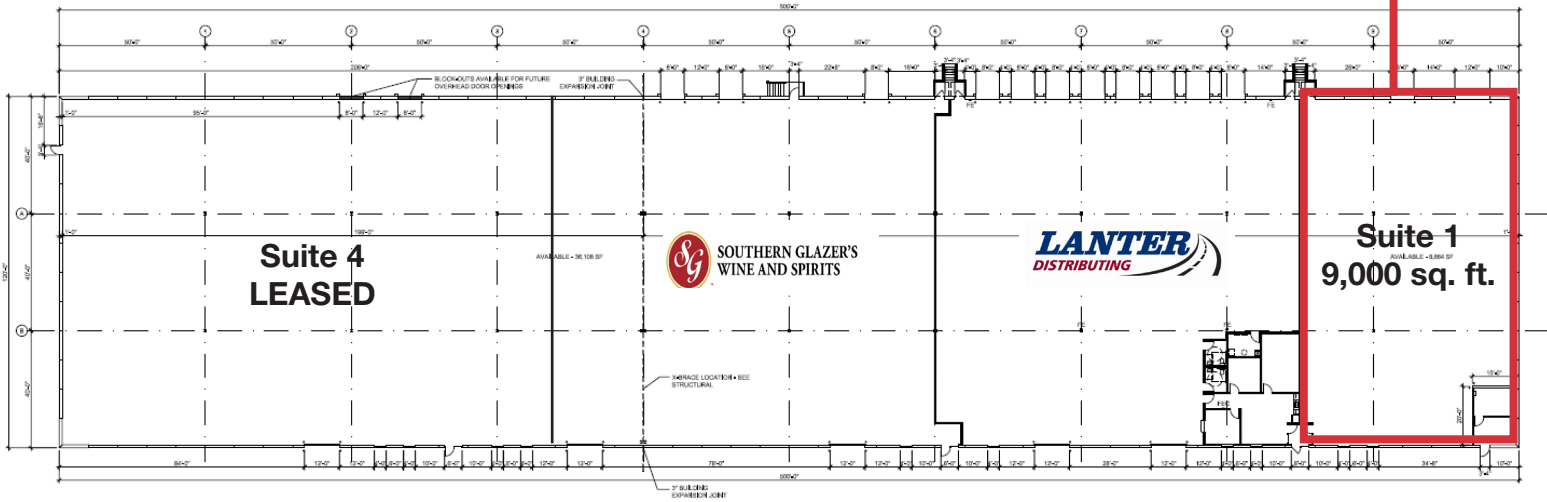


FOR LEASE



Base building delivery condition: two exterior walls, two demising walls, concrete floor, plumbing and electrical stubbed to space, fire sprinkler, gas fired heater, one restroom, exterior open doors

FOR LEASE



1 OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"

FOR LEASE

