



Sanford Delaware Office Building

900 W. Delaware Street, Sioux Falls, SD 57104

Property Features

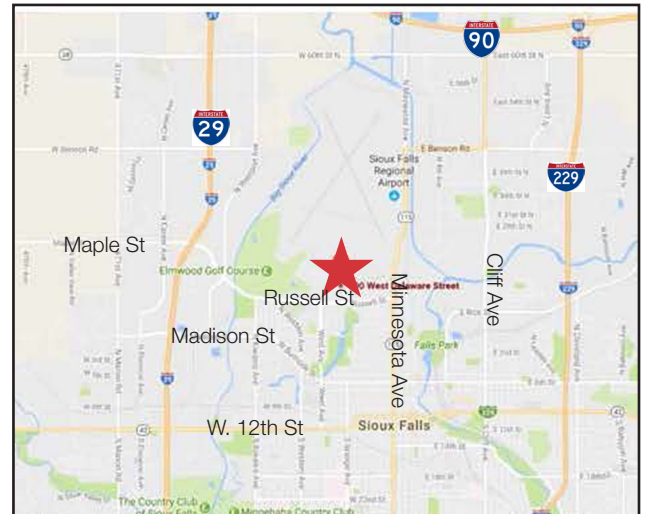
- Building size: 52,735 sq. ft.
- Numerous private offices, open areas for cubicles, break room and conference rooms
- Year built: 1972
- Lot size: 192,170 sq. ft. (4.41 Acres)
- Additional parcel of land: 137,186 sq. ft. (3.14 Acres)
- 1,800 sq. ft. building on additional parcel
- 354 paved parking spaces with room for an additional 200 parking spaces
- Can be subdivided for multiple tenants
- Monument signage
- Zoning: I-1

Pricing

- List Price: \$4,171,600
- 900 W. Delaware: \$3,691,450 (\$70.00/ sq. ft.)
- 1000 W. Delaware: \$ 480,151 (\$3.50/ sq. ft.)
- 2018 Real Estate Taxes:
- 900 W. Delaware: \$71,741
- 1000 W. Delaware: \$ 8,859
- Total Taxes: \$80,600

Location

- Located at the intersection of W. Delaware St and N. F Ave in the Airport Industrial Park
- Area neighbors include Bell, Inc., Land O' Lakes, Campbell Supply, Heartland Paper, Farmers Brothers Coffee, G & H Distributing and Building Products



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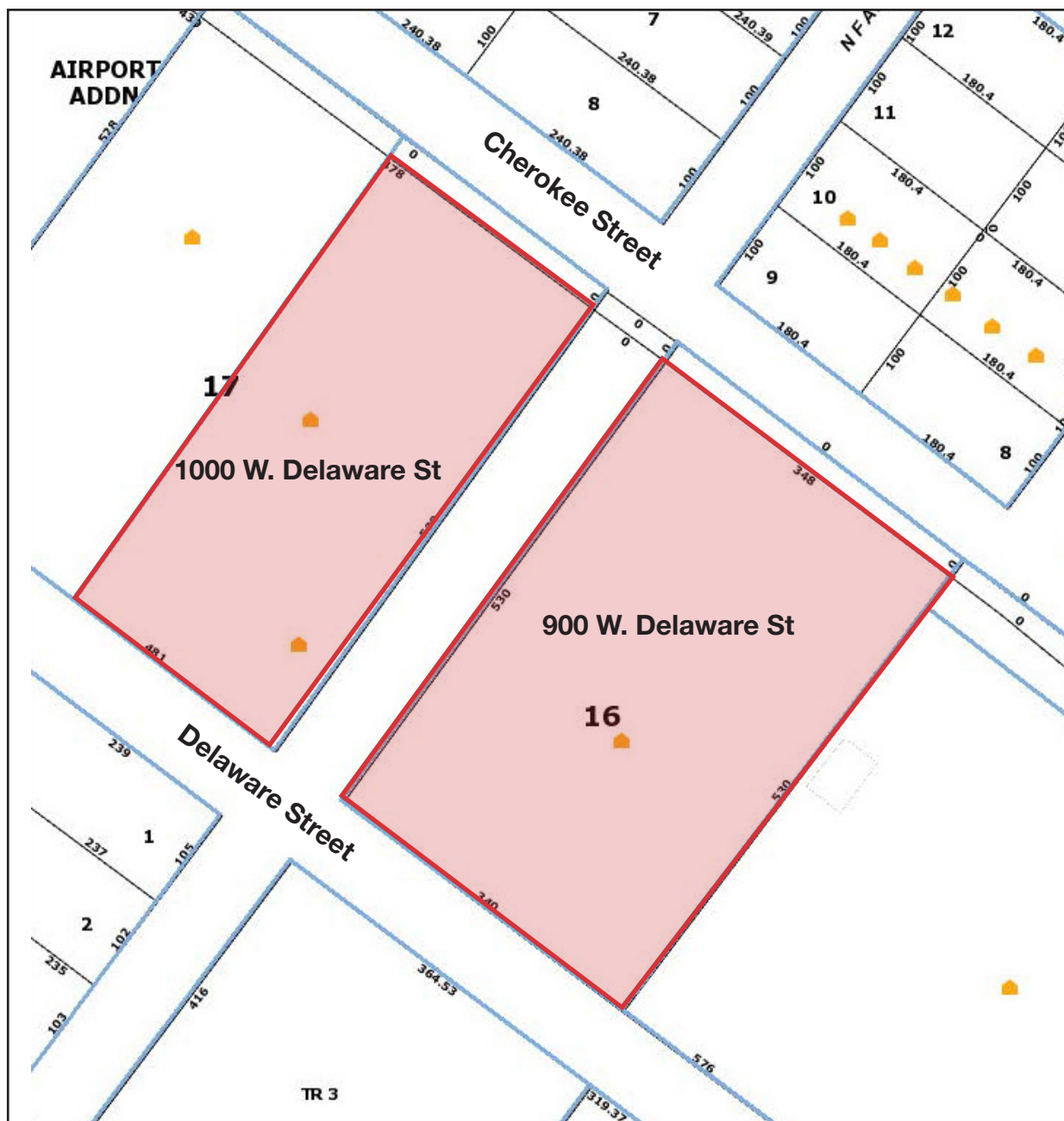
For Sale
Office/Call Center
Sioux Falls, SD



For Sale
Office/Call Center



For Sale
Office/Call Center



For Sale
Office/Call Center

