

21,560 SF Warehouse Space



2205 E. 39th Street N. #100 & 300

Sioux Falls, SD 57107

Property Features

- Suite size: 21,560 sq. ft.
- Large, fenced yard (110' x 67' - 7,370 sq. ft.)
- Three (3) dock high doors (9' x 9')
- Two (2) overhead doors (15' x 14')
- Space is available with a 6 month notice, occupancy 6 months from lease execution
- All showings must go through broker, space currently occupied
- 24' sidewall height, 28' clear to rafters

Pricing

- Lease rate: \$5.75/ sq. ft. NNN
- Estimated NNN: \$1.00/ sq. ft.

Location

- Located just east of North Cliff Avenue on 39th Street
- Area neighbors include: Dakotaland AutoGlass, Dakota Fluid Power, Dakota Supply Group, Nordica Warehouse



Marcus Mahlen, CCIM
Senior Vice President

605 228 9744 • mmahlen@naisiouxfalls.com

Troy Fawcett, CCIM, SIOR
President

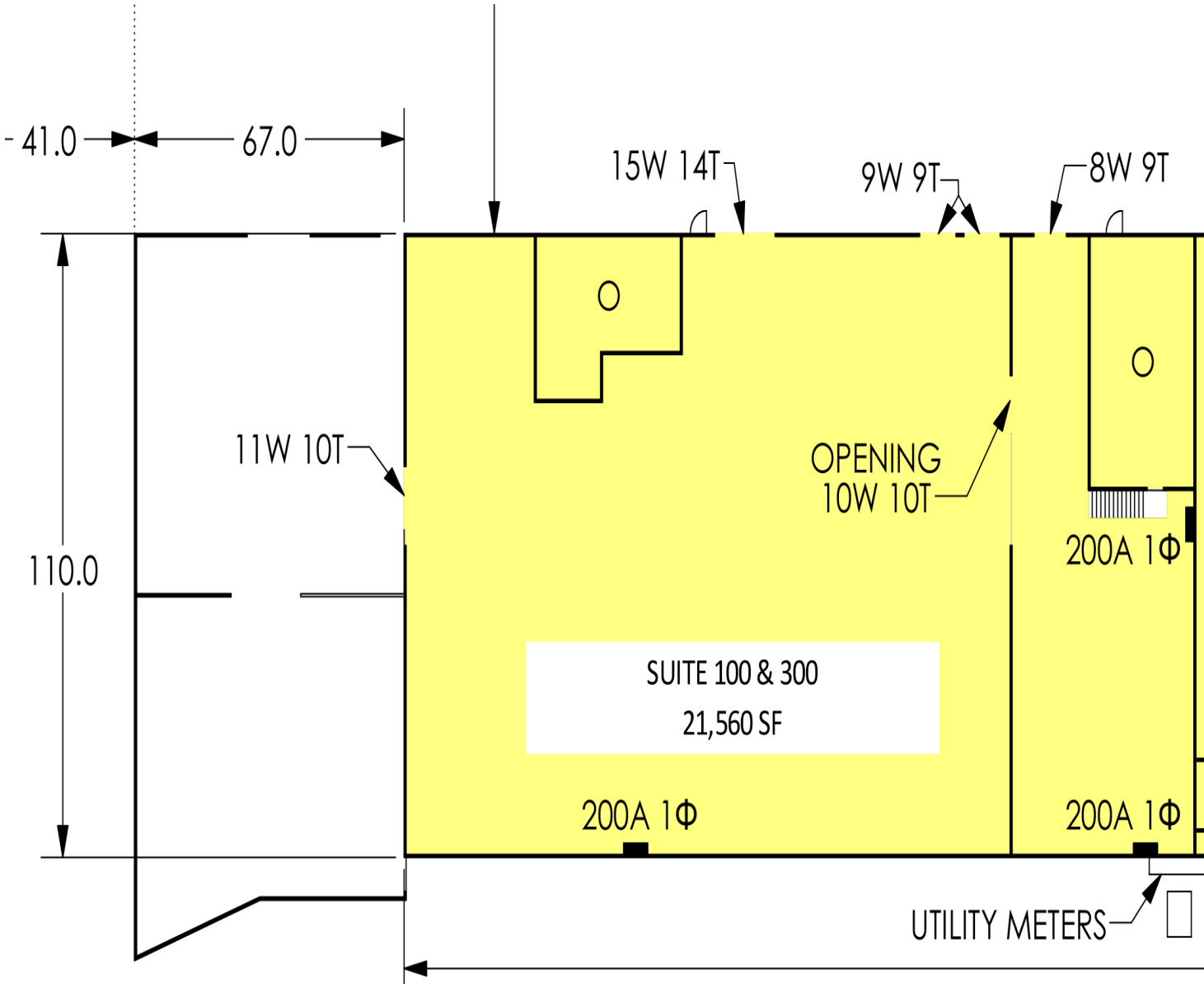
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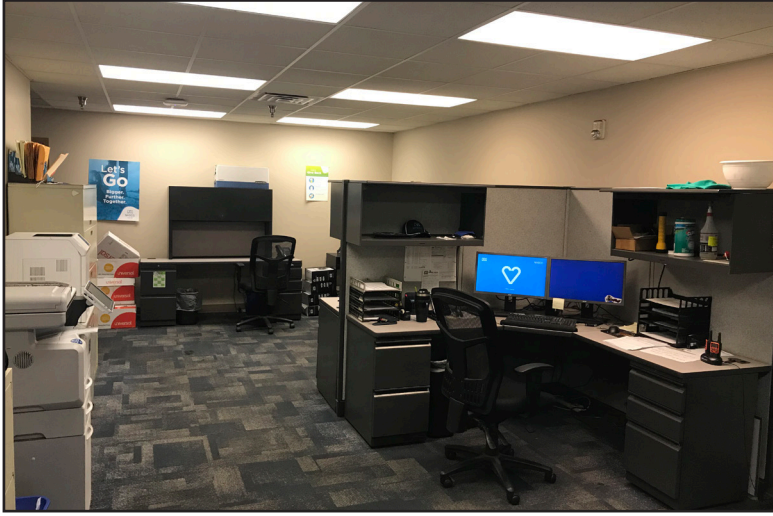
2500 W. 49th Street Suite 100
Sioux Falls, SD 57105
605 357 7100

naisiouxfalls.com

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