

For Sale or Lease
Warehouse Space
Price: \$3,025,000
Lease Rate: \$5.25/ sq. ft. NNN



Tritz Warehouse

1820 N. Industrial Avenue, Sioux Falls, SD 57104

Property Features

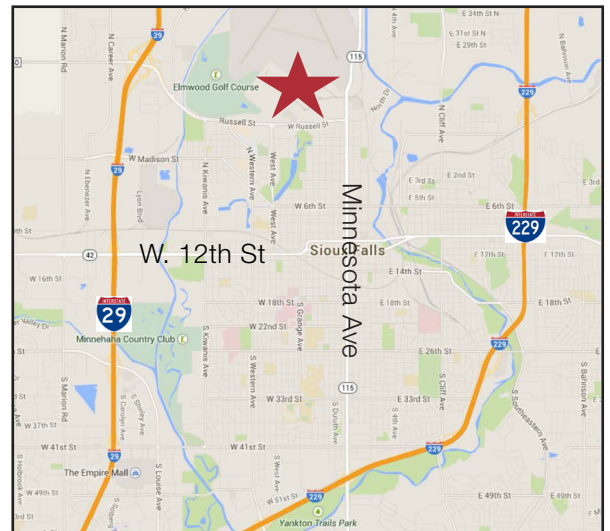
- Building size: 55,000 sq. ft.
- Cold storage space available in multi-tenant distribution warehouse, owner would consider heating the cold storage area with qualified lease terms
- May be divided to minimum of 17,500 sq. ft.
- Approximately 1,000 sq. ft. office space
- Three overhead doors - 14' X 14', 12' X 12' & 10' X 10'
- Two dock platform space for five trailers
- Possible rail access
- 3-phase power
- New roof, insulation, siding, and dry sprinkler system
- Immediate occupancy

Pricing

- Price Reduced: \$3,025,000 (\$55.00/ sq. ft.)
- Lease rate is \$5.25/sq. ft. NNN
- Estimated NNN expenses: \$0.45/sq. ft.

Location

- Located on the southeast corner of W. Blackhawk St. and N. Industrial Ave in the Airport Industrial Park



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N. Industrial Ave.

W. Blackhawk St.



Available
55,500 SF Total



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