



**Great Owner/Occupant Opportunity**  
Call Listing Agent for Details

## Vanderesch Building

47219 Schweiger Circle, Sioux Falls, SD 57107

### Property Features

- Fully-leased
- 37,787 total building sq. ft.
- Multi-tenant warehouse
- Built in 1975
- 9 roll-up doors ranging from 10' to 16' and 1 12' 6" sliding door
- Paved, on-site parking
- Lot size is 3.36 acres
- Building signage

### Pricing

- List Price is \$1,300,000
- \$34.40/sq. ft.
- 2019 Real Estate Taxes are \$9,345.04

### Location

- Located east of I-29 at Exit 86 north of Sioux Falls in the Northwestern Industrial Park Addition
- Area neighbors include Dakotaland Transportation, X-Freight-X-Trux, Inc., X-Linx, Inc., Northern Truck Equipment



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For Sale  
Industrial Property



For Sale  
Industrial Property

Schweigers Cir

Trade Ave

Archery  
Parking Lot

Interstate  
Distributing  
2,600 Sq. Ft.  
Lease Expires 12/31/2020

Archer's Addition  
14,715 Sq. Ft.  
Lease Expires 12/25/2020

Lakes Logistics  
5,332 Sq. Ft.  
Lease Expires  
5/31/2021

LLR Trucking  
7,040 sq. ft.  
Lease Expires  
5/31/2021

City Wide Painting  
4,680 sq. ft.  
Lease Expires  
5/31/2022

Parking Lot

**DOOR SCHEDULE**

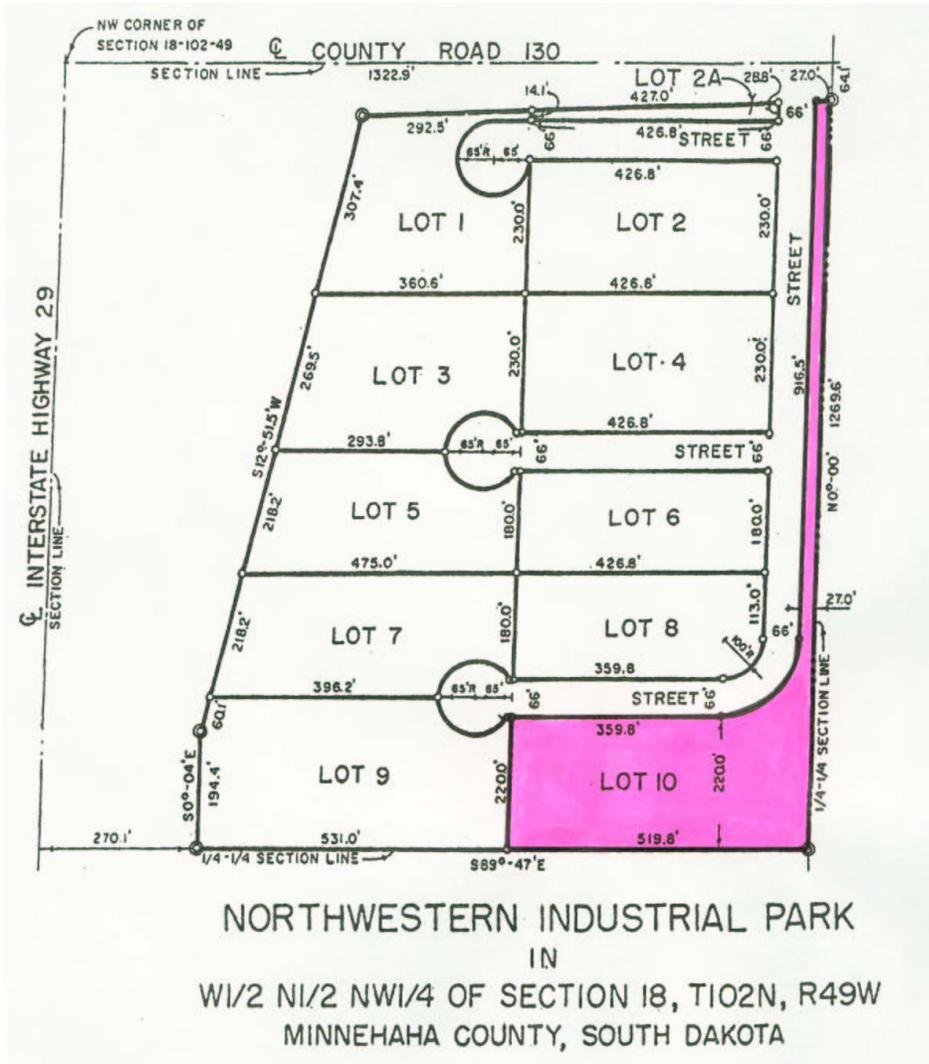
A = 8' W. x 10'-0" H. ROLL-UP DOOR
B = 14' W. x 12'-0" H. ROLL-UP DOOR
C = 16' W. x 12'-7" H. ROLL-UP DOOR
D = 10' W. x 12'-0" H. ROLL-UP DOOR
E = 18' W. x 12'-7" H. ROLL-UP DOOR
F = 12' W. x 12'-0" H. ROLL-UP DOOR
G = 19' W. x 13'-0" H. OPENING
H = 24' W. x 14'-0" H. OPENING
I = 38' W. x 19'-0" H. OPENING
J = 16' W. x 13'-0" H. ROLL-UP DOOR
K = 16' W. x 18'-0" H. ROLL-UP DOOR
L = 12' W. x 11'-0" H. ROLL-UP DOOR
M = 12' W. x 12'-5" H. SLIDING DOOR

Weather Masters  
2,960 Sq. Ft.  
Lease Expires 12/31/24  
Lease can be terminated

Warehouse  
Parking  
Lot



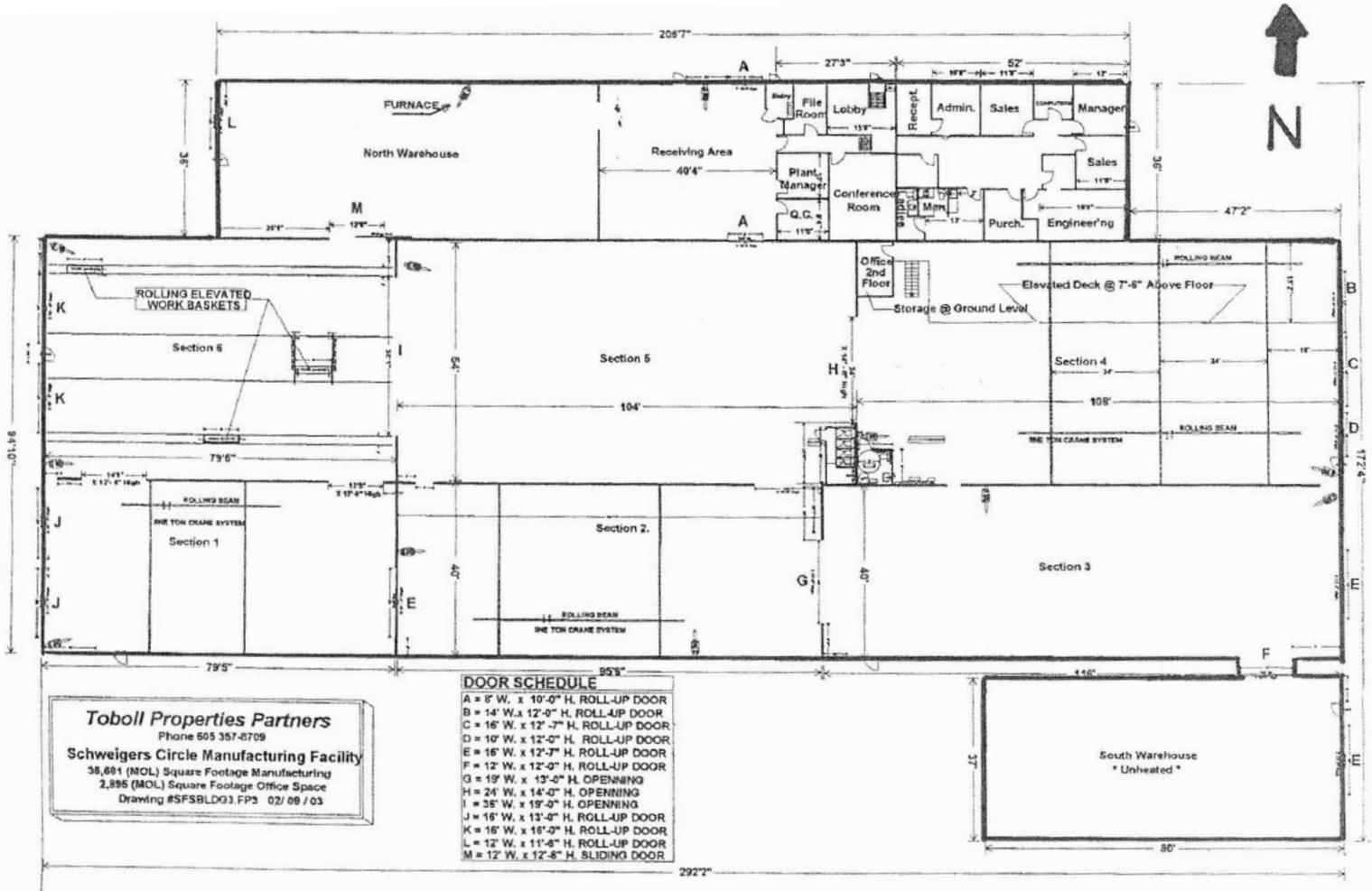
For Sale  
Industrial Property



For Sale  
Industrial Property



For Sale  
Industrial Property



**Toboll Properties Partners**  
Phone 605 357-8709  
**Schweigers Circle Manufacturing Facility**  
38,691 (MOL) Square Footage Manufacturing  
2,895 (MOL) Square Footage Office Space  
Drawing #SFSBLDG3.FP3 02/08/03

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Sioux Falls, SD

