

Jansmick Land FOR SALE

Contact Broker for Pricing



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



Troy Fawcett
CCIM, SIOR
605 444 7120
605 321 2199
tfawcett@naisiouxfalls.com



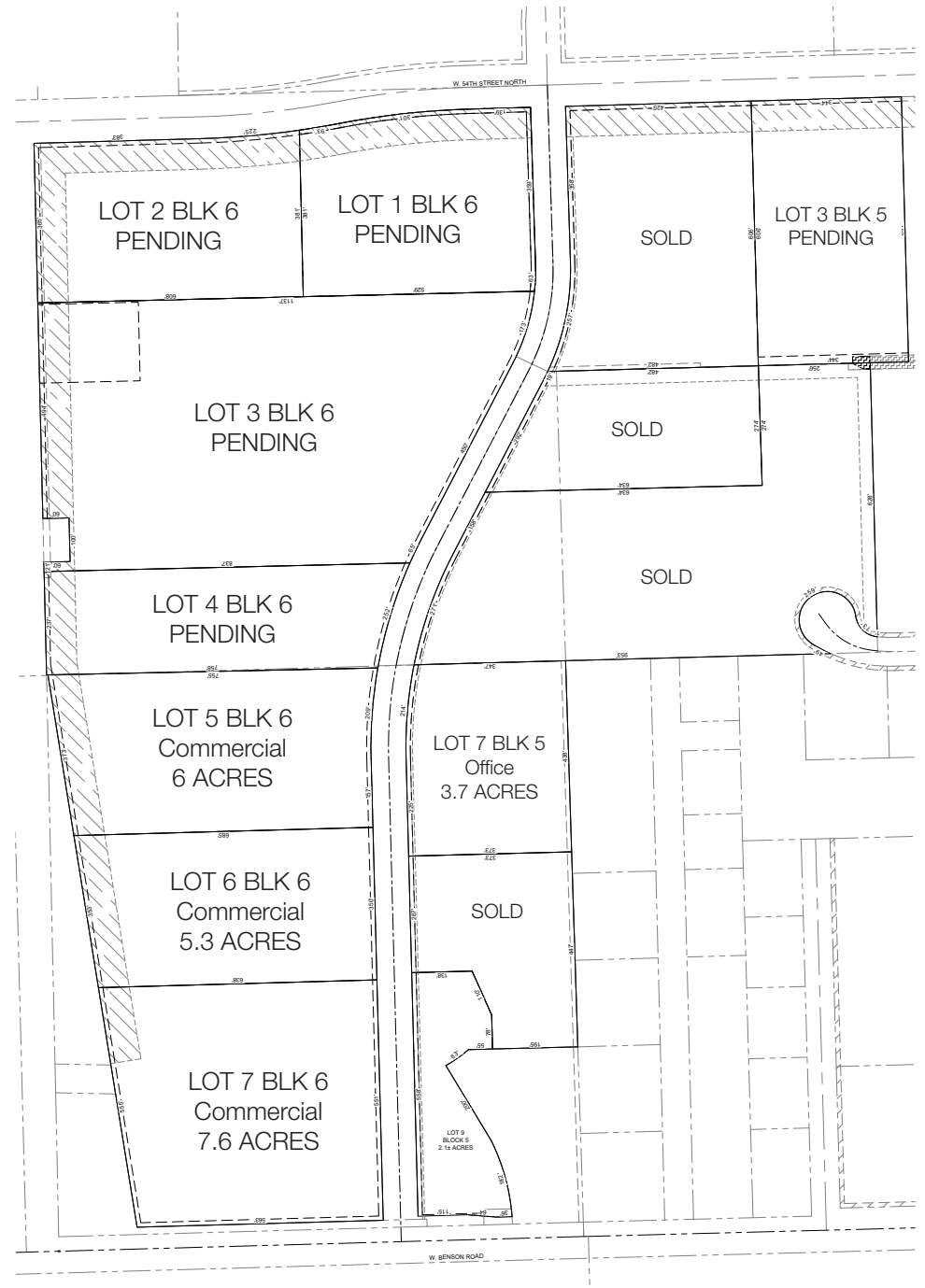
Craig Hagen
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605 444 7115
605 310 4227
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NAI Sioux Falls

FEATURES

- Various lot sizes available
- Zoning: I-1 and C-4 and O
- Seller would consider sub-dividing or assembling lots, contact broker for details
- Adjacent to I-29 and 1 mile south of I-90
- Northeast intersection of Benson Road and I-29
- Area neighbors include: Sanford Sports Complex, Fleet Farm, Animal Health International, Sioux Falls Regional Airport, First Premier Bankcard, Max Muscle, Feeding South Dakota
- Located in Opportunity Zone
- One or more owners is a licensed real estate agent in South Dakota

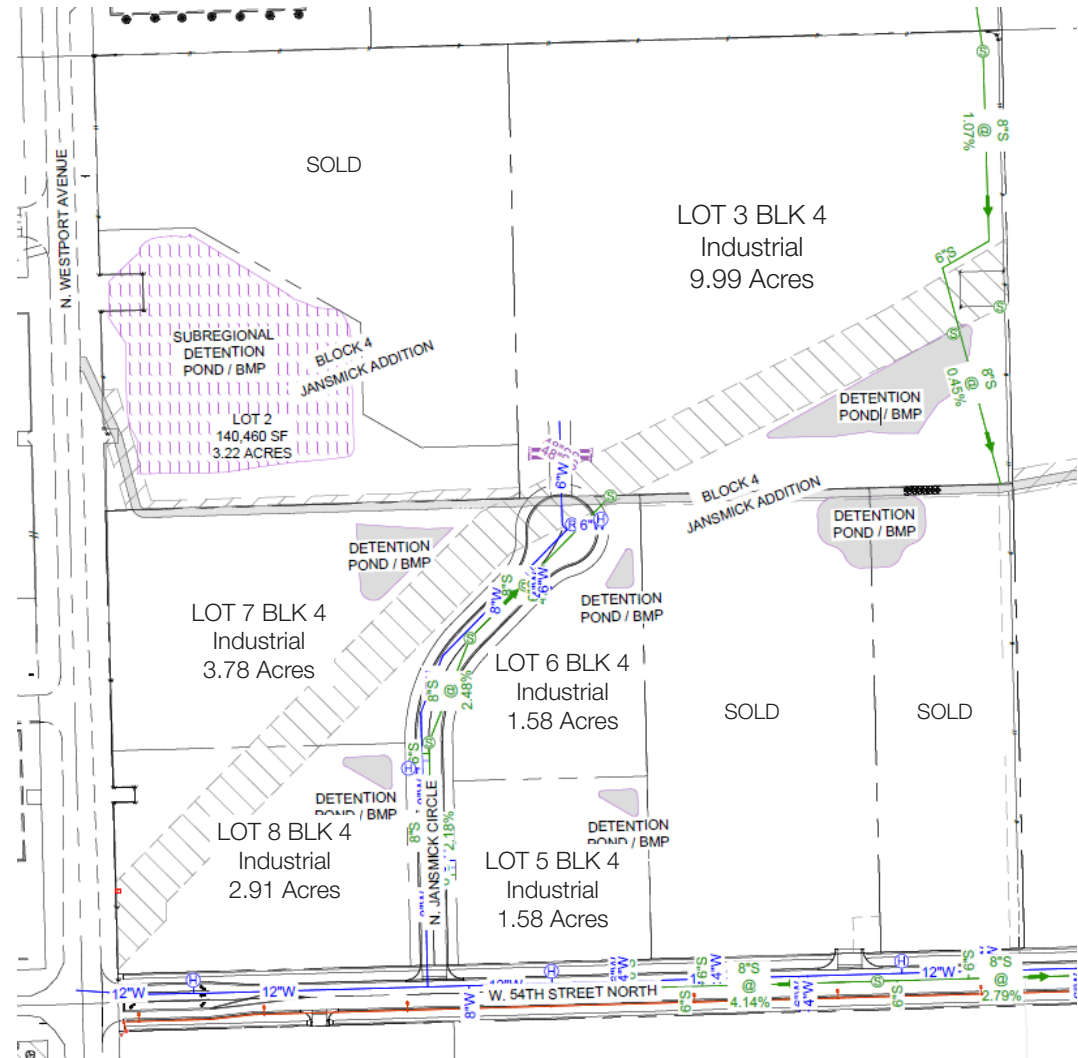
	Lot Size	Price/ sq. ft.
• LOT 5 BLK 6	6.0 ACRES	Contact broker
• LOT 6 BLK 6	5.3 ACRES	Contact broker
• LOT 7 BLK 6	7.6 ACRES	Contact broker
• LOT 7 BLK 5	3.7 ACRES	Contact broker



FEATURES

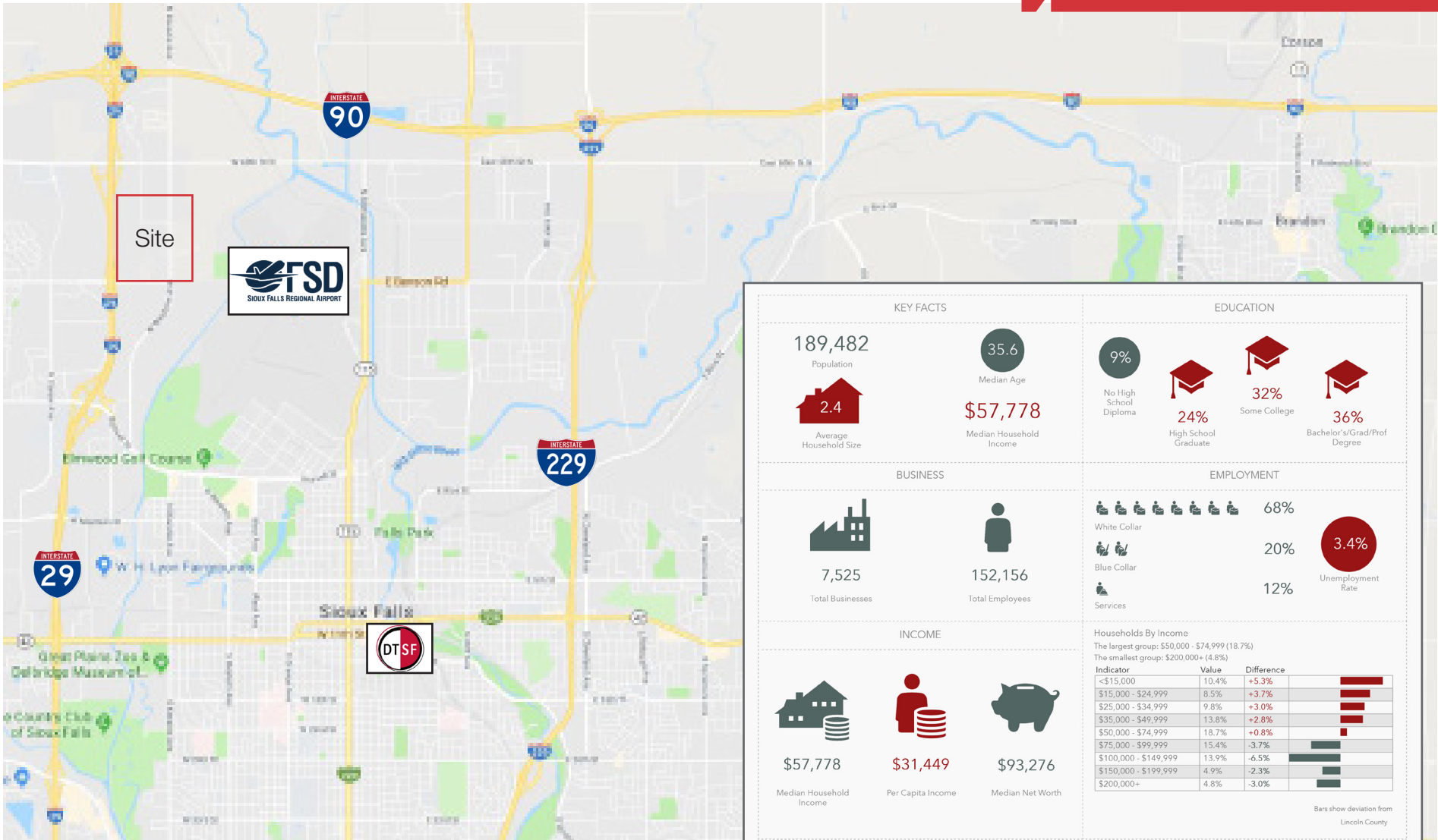
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	Lot Size	Price/ sq. ft.
• LOT 3 BLK 4	9.99 ACRES	Contact broker
• LOT 6 BLK 4	1.58 ACRES	Contact broker
• LOT 5 BLK 4	1.58 ACRES	Contact broker
• LOT 7 BLK 4	3.78 ACRES	Contact broker
• LOT 8 BLK 4	2.91 ACRES	Contact broker



AREA MAP

Jansmick Land



KEY FACTS		EDUCATION		
189,482 Population	35.6 Median Age	9% No High School Diploma	24% High School Graduate	32% Some College
2.4 Average Household Size	\$57,778 Median Household Income			36% Bachelor's/Grad/Prof Degree
BUSINESS		EMPLOYMENT		
7,525 Total Businesses	152,156 Total Employees	68% White Collar	20% Blue Collar	3.4% Unemployment Rate
		12% Services		
INCOME		Households By Income		
\$57,778 Median Household Income	\$31,449 Per Capita Income	The largest group: \$50,000 - \$74,999 (18.7%) The smallest group: \$200,000+ (4.8%)		
\$93,276 Median Net Worth				



ALSO AVAILABLE: 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.**
- 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



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