



2205 E. 39th Street N.
#100, 300, 350

Sioux Falls, SD 57107

Property Features

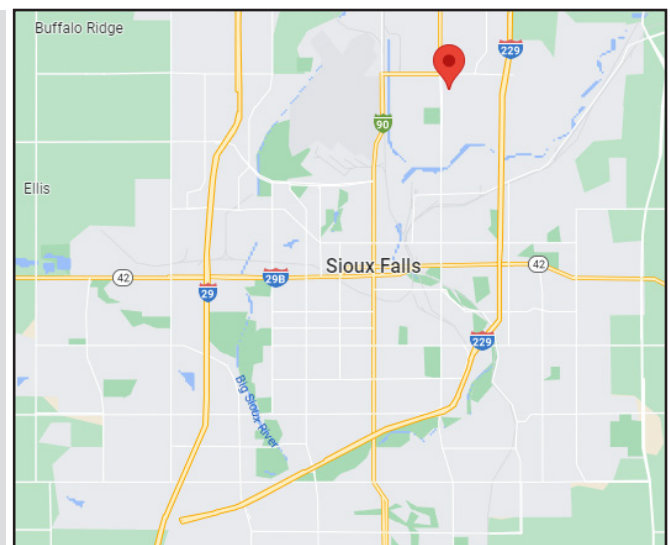
- **Available immediately**
- Suite size: 24,310 sq. ft.
- Large, fenced yard: 7,370 sq. ft. (67' wide x 110' deep) located to the north of the space with direct access via an overhead door
- Three (3) dock high doors (two 9' x 9', one 8' x 9')
- Three (3) overhead doors (two 15' x 14', one 11' x 10')
- 24' sidewall height, 28' clear to rafters
- Recently updated exterior lighting
- Dedicated office space in the suite

Pricing

- Interior lease rate: \$6.00/ 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



For more information:

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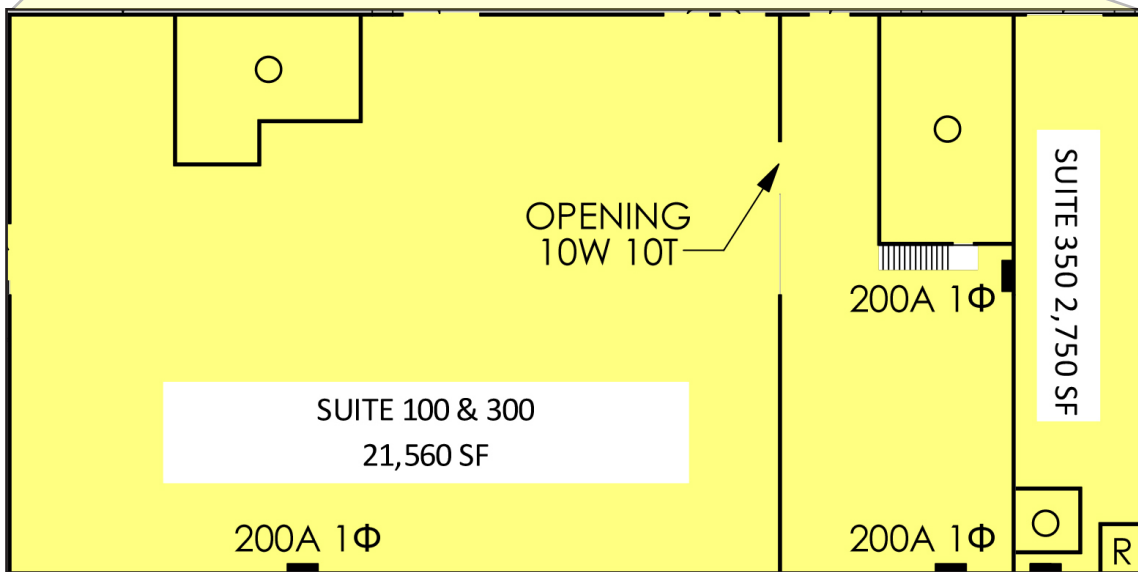
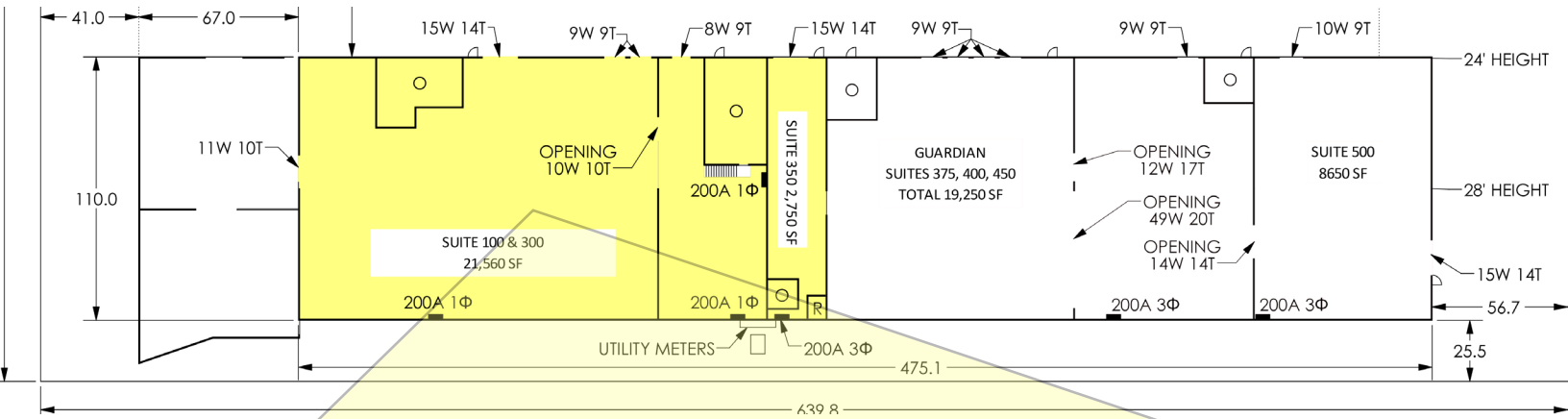
NAI Sioux Falls

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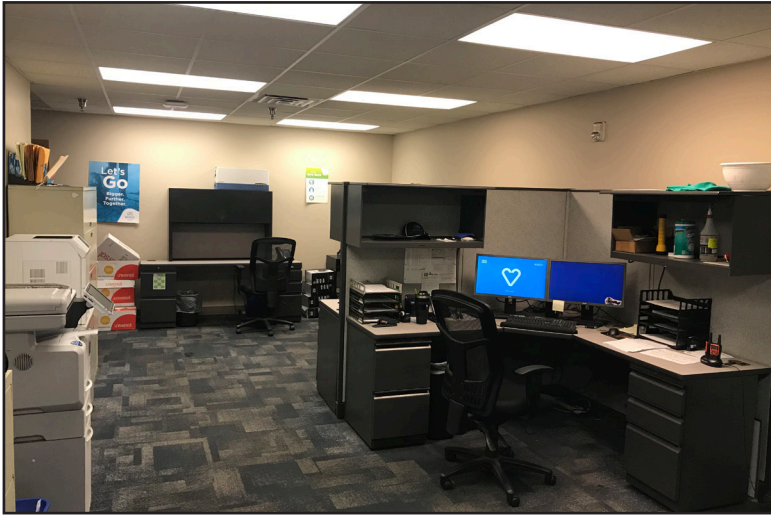
FLOOR PLAN

For Lease
Warehouse Space



PHOTOS

For Lease
Warehouse Space



AERIAL

For Lease
Warehouse Space

