# NAISioux Falls

## For Sale or Lease Industrial Building/Land



## 1501/1601 N. Minnesota Avenue

### Sioux Falls, SD 57104

#### **Property Features**

- Building size: 14,552 sq. ft.
- Lot size: 2.16 acres (94,025 sq. ft.)
- Year built: 1961/ Roof and remodeled: 2021
- Concrete foundation

#### Pricing

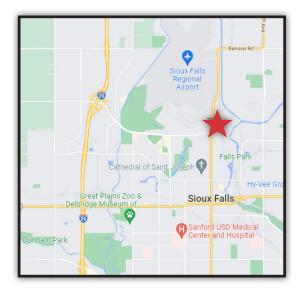
- Sale price: \$2,575,000
- Lease rate: \$8.50/ sq. ft. NNN for 14,552 sq. ft. of building area or \$116,416/ year
  - This only applies to 1501 N. Minnesota Avenue
  - 1601 N Minnesota Avenue land is not for lease

### Location

 Located at the corner of Minnesota Avenue and Blackhawk Street

#### Sale-Leaseback

- Available: Early 2024
- Owner will consider selling and leasing back the property until their new facility is completed approximately January 2024



## For more information:

Dennis Breske, CCIM, SIOR, MBA 605 310 6666 • dbreske@naisiouxfalls.com



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# PHOTOS

## For Sale or Lease Industrial Building/Land

## 1501 N Minnesota



Middle Bay



West Bay - North Portion



West Bay - South Portion



East Bay



East Bay - View from North



View from North

## **NAISioux Falls**

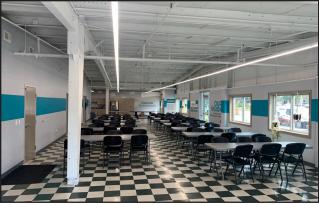
# PHOTOS

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## 1501 N Minnesota Cont.



Employee Breakroom



Employee Meeting Space

### 1601 N Minnesota Land





## AERIAL MAP

## For Sale or Lease Industrial Building/Land



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