



## 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

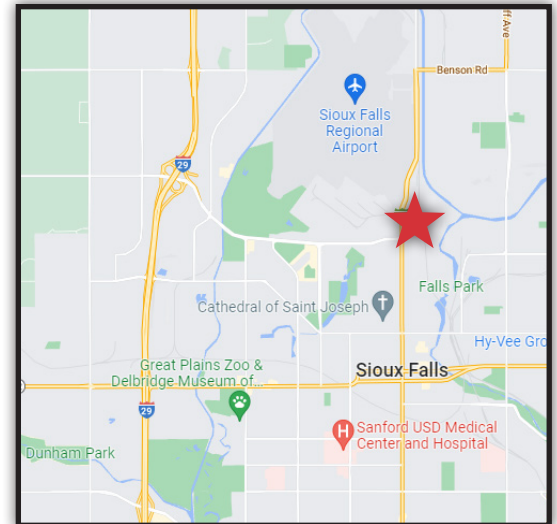
- Sale price: \$2,575,000
- Lease rate: \$8.50/ sq. ft. NNN for 14,552 sq. ft. of building area or \$116,416/ year
  - This only applies to 1501 N. Minnesota Avenue
  - 1601 N Minnesota Avenue land is not for lease

### 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:

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# PHOTOS

For Sale or Lease  
Industrial Building/Land

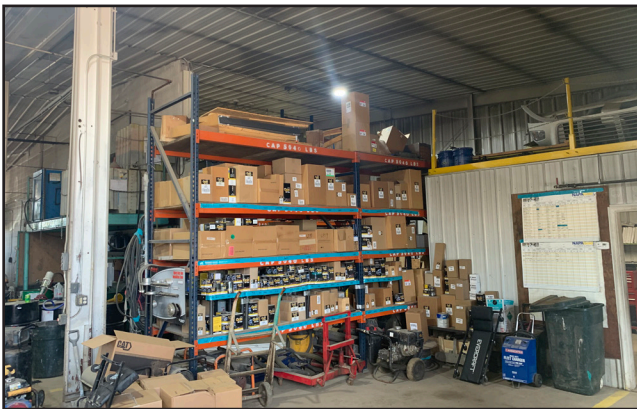
1501 N Minnesota



Middle Bay



East Bay



West Bay - North Portion



East Bay - View from North



West Bay - South Portion



View from North



# PHOTOS

For Sale or Lease  
Industrial Building/Land

1501 N Minnesota Cont.



Employee Breakroom



Employee Meeting Space

1601 N Minnesota Land





# AERIAL MAP

For Sale or Lease  
Industrial Building/Land

