



## 200/300 W. Walnut Street

Sioux Falls, SD 57104

### Property Features

- Building 1 - Large Fabrication Building & Offices: 37,794 sq. ft.
  - Year built: 1950
  - 6,200 sq. ft. of office space and 31,594 sq. ft. of manufacturing space
  - Includes multiple bridge cranes
  - Sidewall height: 22' - 24'
- Building 2 - Small Fabrication Building: 10,000 sq. ft.
  - 100' x 100'
  - Sidewall height: 22'
- Building 3 - Maintenance Building: 4,534 sq. ft.
  - Year built: 1992
  - 50' x 60'
  - Sidewall height: 16'
- Building 4 - Paint Building: 6,824 sq. ft.
  - Year built: 1995
  - Sidewall height: 20'
- Total combined building size: 59,152 sq. ft.
- Lot size: 4.68 acres (203,860 sq. ft.)
- Air compressor not sold/leased with buildings

### Pricing

- Sale price: \$3,875,000
- Lease rate: \$5.50/ sq. ft. NNN for 59,152 sq. ft. of building area or \$325,336/ year

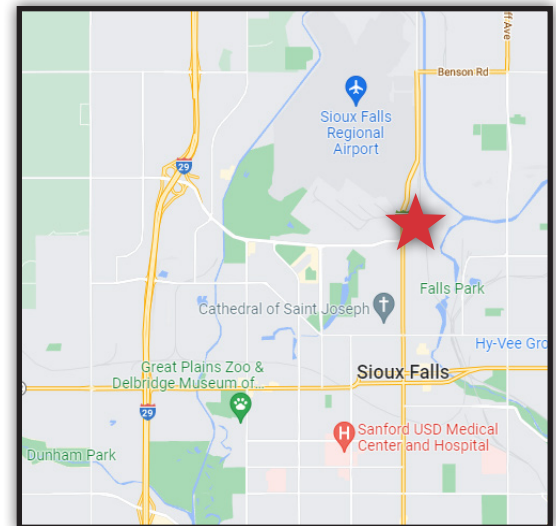
### Location

- Located just east of Minnesota Avenue on Walnut Street

### Sale-Leaseback

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

## SIGNIFICANT OVERHEAD CRANE CAPACITY



For more information:

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# AERIAL PHOTO

For Sale or Lease  
Industrial Buildings



# PHOTOS

For Sale or Lease  
Industrial Buildings

## 300 N Walnut - Building 1



South View - Building 1 - Main Fabrication



Building 1 - Interior - West Bay



Building 1 - Employee Locker Room



Building 1 - Employee Breakroom



Building 1 - Manager Office



Building 1 - Manager Office

# PHOTOS

For Sale or Lease  
Industrial Buildings

## 300 N Walnut - Building 2



Building 2 - South Side



Building 2 - View from Southeast



Building 2 - West Side



Building 2 - View Looking West



Building 2 - View Looking Northwest



Building 2 - View Looking North

# PHOTOS

For Sale or Lease  
Industrial Buildings

300 N Walnut - Building 3



Maintenance Building Looking North



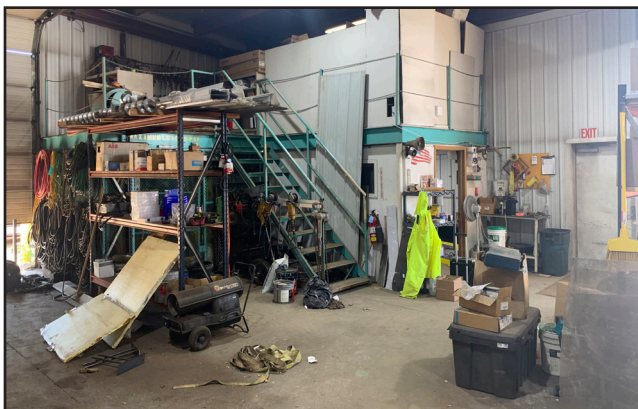
Building - Interior



Building 3 - Interior



Building 3 - Interior



Building 3 - Interior



Building 3 - Wash Bay

# PHOTOS

For Sale or Lease  
Industrial Buildings

## 300 N Walnut - Building 4



Building 4 - View from North



Building 4 - Interior - South Portion View from North



Building 4 - Interior - View Looking North

## Outside



Outdoor - Overhead Crane - From East End



Buildings 1 & 4 from Southeast

# AERIAL MAP

For Sale or Lease  
Industrial Buildings



# Summary of Overhead Cranes

1	LOCATION AND ID	PAINT ROOM	MODEL # BAW5X26RT11S4
	TYPE OF CRANE	TOP RUNNING AIR DRIVEN	SERIAL (HOIST) # W319910
	BRAND OF HOISTS	YALE	
	BRIDGE SPAN	38'-0"	PENDANT CONTROL PART #
	RUNWAY LENGTH	80'-0"	6499891-06
	CABLE	STAINLESS STEEL 3/8"	86'-0" CABLE LENGTH
	TONAGE	5 TON	
	YEAR	1998	
	TRAVELS	HOIST/TROLLEY/BRIDGE	
	PENDANT	6 BUTTON	
2	LOCATION AND ID	FAB SHOP # 1	SERIAL # (HOIST) WS-013BF
	TYPE OF CRANE	UNDERHUNG ELECTRIC	MODEL # (HOIST) 5830
	BRAND OF HOISTS	CM METEOR	hoist motor 4.5 hp.
	BRIDGE SPAN	31'	bridge motors 2@ 1/3 hp..
	RUNWAY LENGTH	180'	trolley motor 1/2 hp.
	CABLE	5/16" X 140'	140'-0"
	TONAGE	5 TON	
	YEAR	1992	
	TRAVELS	HOIST/TOLLEY/BRIDGE	
	PENDANT	8 BUTTON	
3	LOCATION AND ID	FAB SHOP # 2	SERIAL # (HOIST) WS-014BF
	TYPE OF CRANE	UNDERHUNG ELECTRIC	MODEL # (HOIST) 5830
	BRAND OF HOISTS	CM METEOR	hoist motor 4.5 hp.
	BRIDGE SPAN	31'	bridge motors 2 @ 1/3 hp.
	RUNWAY LENGTH	180'	trolley motor 1/4 hp.
	CABLE	5/16" X 140'	140'-0"
	TONAGE	5 TON	
	YEAR	1973	
	TRAVELS	HOIST/TOLLEY/BRIDGE	
	PENDANT	8 BUTTON	
4	LOCATION AND ID	FAB SHOP # 3	SERIAL # ?



# Summary of Overhead Cranes

	TYPE OF CRANE	UNDERHUNG ELECTRIC	MODEL # 5838
	BRAND OF HOISTS	CM	
	BRIDGE SPAN	11'	
	RUNWAY LENGTH	180'	
	CABLE	5/16" X 140'	
	TONAGE	3 TON	
	YEAR	1992	
	TRAVELS	HOIST/BRIDGE	
	PENDANT	8 BUTTON	
		button end both sides	
5	LOCATION AND ID	FAB SHOP # 4	R&M SPACEMASTER II
	TYPE OF CRANE	UNDERHUNG ELECTRIC	SERIAL 3 (HOIST) 164429BU1
	BRAND OF HOISTS	CM METEOR	MODEL # (HOIST) SB-3-20
	BRIDGE SPAN	11'	hoist motor 3 hp.
	RUNWAY LENGTH	180'	bridge motor 2 @ ½ hp.
	CABLE	5/16" X 140'	trolley motor 1/3 hp.
	TONAGE	1 @ 3 TON	140'-0"
	YEAR	1973	
	TRAVELS	HOIST/BRIDGE	
	PENDANT	6 BUTTON	
6	LOCATION AND ID	FAB SHOP # 5	R & M SPACEMASTER II
	TYPE OF CRANE	UNDERHUNG ELECTRIC	S. # 164428BU2
	BRAND OF HOISTS	RM MODEL SC-5-20	MODEL # (HOIST) SC-5-25
	BRIDGE SPAN	15'	hoist motor 5 hp.
	RUNWAY LENGTH	180'	bridge motor 2 hp.
	CABLE	3/8" X 110'-0"	trolley motor 1/3 hp.
	TONAGE	5 TON	110'-0"
	YEAR	1992	
	TRAVELS	HOIST TROLLEY BRIDGE	
	PENDANT	8 BUTTON	
7	LOCATION AND ID	FAB SHOP # 6	R & M SPACEMASTER II
	TYPE OF CRANE	UNDERHUNG ELECTRIC	SERIAL # (HOIST) 164428BU3
	BRAND OF HOISTS	RM	MODEL # (HOIST) SC-5-20
	BRIDGE SPAN	15'	hoist motor 5 hp.
	RUNWAY LENGTH	180'	bridge motor 2 hp.
	CABLE	3/8" X 110'	trolley motor 1/3 hp.
	TONAGE	5 TON	110'-0"

# Summary of Overhead Cranes

	YEAR	1992	
	TRAVELS	HOIST TROLLEY BRIDGE	
	PENDANT	8 BUTTON	
8	LOCATION AND ID	FAB SHOP # 7	R & M SPACEMASTER II
	TYPE OF CRANE	UNDERHUNG ELECTRIC	SERIAL # (HOIST) 164428BU1
	BRAND OF HOISTS	RM	MODEL # (HOIST) SC-5-20
	BRIDGE SPAN	15'	hoist motor 5 hp.
	RUNWAY LENGTH	180'	bridge motor 2 hp.
	CABLE	3/8" X110'	trolley motor 1/3 hp.
	TONAGE	1 @ 5 TON	110'-0"
	YEAR	1992	
	TRAVELS	HOIST TROLLEY BRIDGE	
	PENDANT	8 BUTTON	
9	LOCATION AND ID	WEST RUNWAY # 8	R & M SPACEMASTER
	TYPE OF CRANE	UNDERHUNG ELECTRIC	SERIAL # (HOIST) A0004089
	BRAND OF HOISTS	RM	MODEL # (HOIST) D31029LM15S
	BRIDGE SPAN	28'	hoist motor 4 hp.
	RUNWAY LENGTH	100'	bridge motor 2 @ 1/3 hp.
	CABLE	3/8" X 270'-0"	trolley motor 1/2 hp.
	TONAGE	10 TON	
	YEAR	2000	
	TRAVELS	HOIST/TROLLEY/BRIDGE	
10	LOCATION AND ID	EAST RUNWAY # 9	R & M SPACEMASTER
	TYPE OF CRANE	UNDERHUNG ELECTRIC	SERIAL # (HOIST) A0004090
	BRAND OF HOISTS	RM	MODEL # (HOIST) D31029LM15S
	BRIDGE SPAN	28'	hoist motor 4 hp.
	RUNWAY LENGTH	100'	bridge motor 2 @ 1/3 hp.
	CABLE	3/8" X 270'-0"	trolley motor 1/2 hp.
	TONAGE	10 TON	
	YEAR	2000	
	TRAVELS	HOIST/TROLLEY/BRIDGE	
11	LOCATION AND ID	# 10	Going around Bliss press
	TYPE OF CRANE	HORSE SHOE MONO-RAIL	SERIAL # (HOIST) WS-012BF

# Summary of Overhead Cranes

	BRAND OF HOISTS	CM METEOR	MODEL (HOIST) 5830
	BRIDGE SPAN	0	
	RUNWAY LENGTH	100'	
	CABLE	5/16" X 140'	hoist motor 3 hp.
	TONAGE	5 TON	trolley motor 1/2 hp.
	YEAR	1973	
	TRAVELS	HOIST TROLLEY	
	PENDANT	4 BUTTON	
12	LOCATION AND ID	# 11 SOUTHEAST MONRAIL	SERIAL # (HOIST) H25072
	TYPE OF CRANE	MONORAIL	MODEL (HOIST) F-2-A
	BRAND OF HOISTS	ROBINS & MYERS	
	BRIDGE SPAN	0	
	RUNWAY LENGTH	40'	
	CABLE	3/8"	
	TONAGE	1 TON	
	YEAR		
	TRAVELS	HOIST/TROLLEY	
13	LOCATION AND ID	PRESS WEST JIB	SERIAL # 00004161
	TYPE OF CRANE	WALL MOUNT	MODEL # NER020L
	BRAND OF HOISTS	HARRINGTON	ELECTRIC
	BRIDGE SPAN	JIB	
	RUNWAY LENGTH	JIB	
	CABLE	CHAIN	
	TONAGE	2 TON	
	YEAR		
	TRAVELS	UP/DOWN	
14	LOCATION AND ID	PRESS EAST JIB	SERIAL # 00008150
	TYPE OF CRANE	WALL MOUNT	MODEL # NER020L
	BRAND OF HOISTS	HARRINGTON	ELECTRIC
	BRIDGE SPAN	JIB	
	RUNWAY LENGTH	JIB	
	CABLE	CHAIN	
	TONAGE	2 TON	
	YEAR		

# Summary of Overhead Cranes

	TRAVELS	UP/DOWN	
15	LOCATION AND ID	NORTH BUILDING	SERIAL #448154
	TYPE OF CRANE	WALL MOUNT #33	MODEL # NER020L
	BRAND OF HOISTS	HARRINGTON	ELECTRIC
	BRIDGE SPAN	JIB	
	RUNWAY LENGTH	JIB	
	CABLE	CHAIN	
	TONAGE	2 TON	
	YEAR		
	TRAVELS	UP/DOWN	
16	LOCATION AND ID	FAB SHOP SOUTH EAST CRANE # 18	SERIAL # (HOIST) 5312302456
	TYPE OF CRANE	UNDER HUNG	MODEL # (HOIST) C1W05
	BRAND OF HOISTS	ACCO WRIGHT SPEEDWAY	
	BRIDGE SPAN	30'	
	RUNWAY LENGTH	100'	
	CABLE	5/16" X 174'-0"	
	TONAGE	5 TON	
	YEAR	2005	
	TRAVELS	HOIST/TROLLY/BRIDGE	
17	LOCATION AND ID	N. BLDG. EAST CRANE #32	SERIAL # (HOIST) 5312302544
	TYPE OF CRANE	TOP RUNNING	MODEL # (HOIST) C1W05
	BRAND OF HOISTS	ACCO WRIGHT SPEEDWAY	
	BRIDGE SPAN	40'	
	RUNWAY LENGTH	100'	
	CABLE	5/16" X 174'-0"	
	TONAGE	5 TON	
	YEAR	2005	
	TRAVELS	HOIST/TROLLY/BRIDGE	
18	LOCATION AND ID	N. BLDG. WEST CRANE #30	SERIAL # (HOIST) 5312302545
	TYPE OF CRANE	TOP RUNNING	MODEL # (HOIST) C1W05
	BRAND OF HOISTS	ACCO WRIGHT SPEEDWAY	
	BRIDGE SPAN	40'	

# Summary of Overhead Cranes

20	LOCATION AND ID	OUTSIDE OVERHEAD	<del>SERIAL # (HOIST) 550-20-12105</del>
	TYPE OF CRANE	TOP RUNNING	<del>SERIAL # (HOIST) 550-20-12104</del>
	BRAND OF HOISTS	<del>ACCO WRIGHT</del>	<del>MODEL # C21W07</del>
	BRIDGE SPAN	80'	
	RUNWAY LENGTH	400'	
	CABLE	3/8"	
	TONAGE	7.5 TON (x2) = 15 TON	
	YEAR	<del>2017</del>	
	TRAVELS	HOIST/TROLLY/BRIDGE	