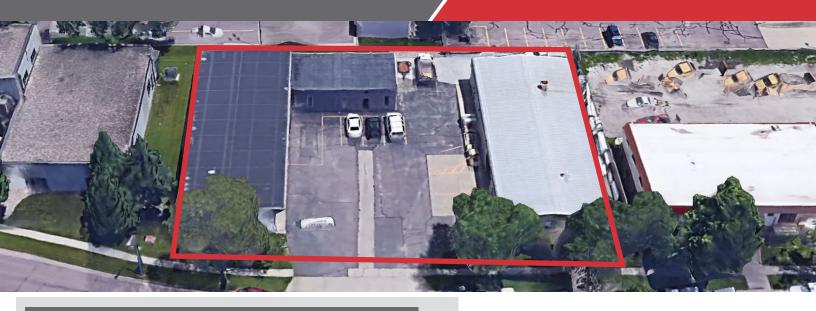
NAISioux Falls

For Sale or Lease Industrial Buildings



600 & 604 S. Charlotte Avenue Sioux Falls, SD

Property Features

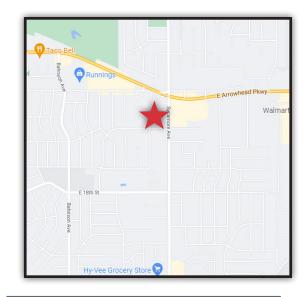
- Well-cared-for, two building property
- Years built: 1977 & 2004
- Total combined building size: 8,750 sq. ft.
- Building 1
 - Warehouse: 3,500 sq. ft.
 - Hanging gas heat
 - Office space: 1,250 sq. ft.
 - 6 private offices, reception, various built-ins
 - Force air HVAC
- Building 2
 - Office space: 4,000 sq. ft.
 - in-floor radiant heat
 - 3-phase power
 - Exhaust air
- Lot size: 23,373 sq. ft.
- Phone & security system remain with buildings
- Zoning: C3
- Pylon sign pole
- Available January 1, 2023

Pricing

- Sale price: \$695,000
- Lease rate: \$7.50/ sq. ft. NNN

Location

- Located just southwest of the E. 10th Street & Sycamore Avenue intersection
- Area neighbors include: Dairy Queen, J&R Auto Sales, Nyberg's Ace, US Bank, Verne Eide Mitsubishi, TMA



For more information:



Craig Hagen, CCIM, SIOR Senior Vice President 605 310 4227 chagen@naisiouxfalls.com

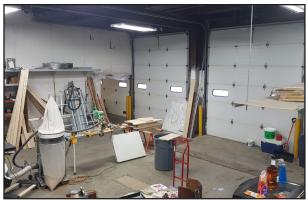


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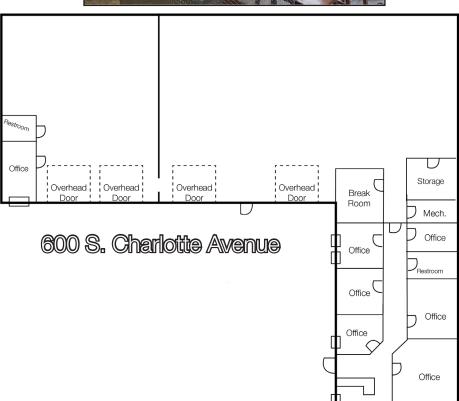
2500 W. 49th Street, Suite 100 Sioux Falls, SD 57105 605 357 7100 naisiouxfalls.com

PHOTOS

For Sale or Lease Industrial Buildings















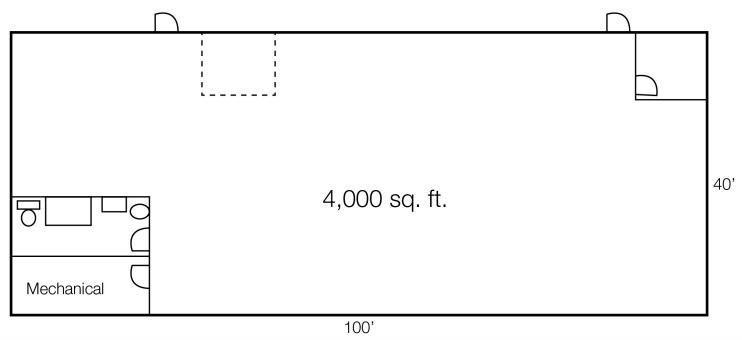
PHOTOS

For Sale or Lease Industrial Buildings









604 S. Charlotte Avenue



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