



## 600 & 604 S. Charlotte Avenue Sioux Falls, SD

### Property Features

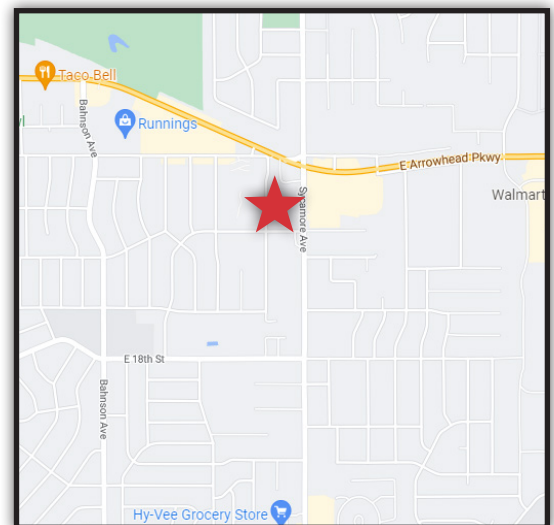
- Well-cared-for, two building property
- Years built: 1977 & 2004
- Total combined building size: 8,750 sq. ft.
- **Building 1**
  - Warehouse: 3,500 sq. ft.
    - Hanging gas heat
  - Office space: 1,250 sq. ft.
    - 6 private offices, reception, various built-ins
    - Force air HVAC
- **Building 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



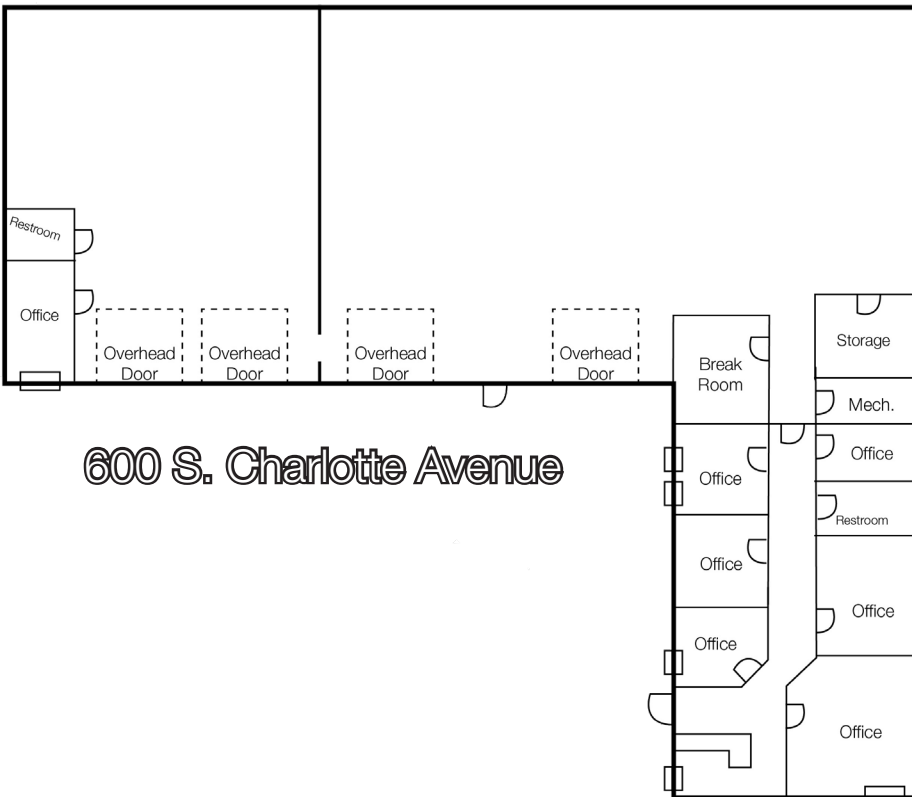
For more information:



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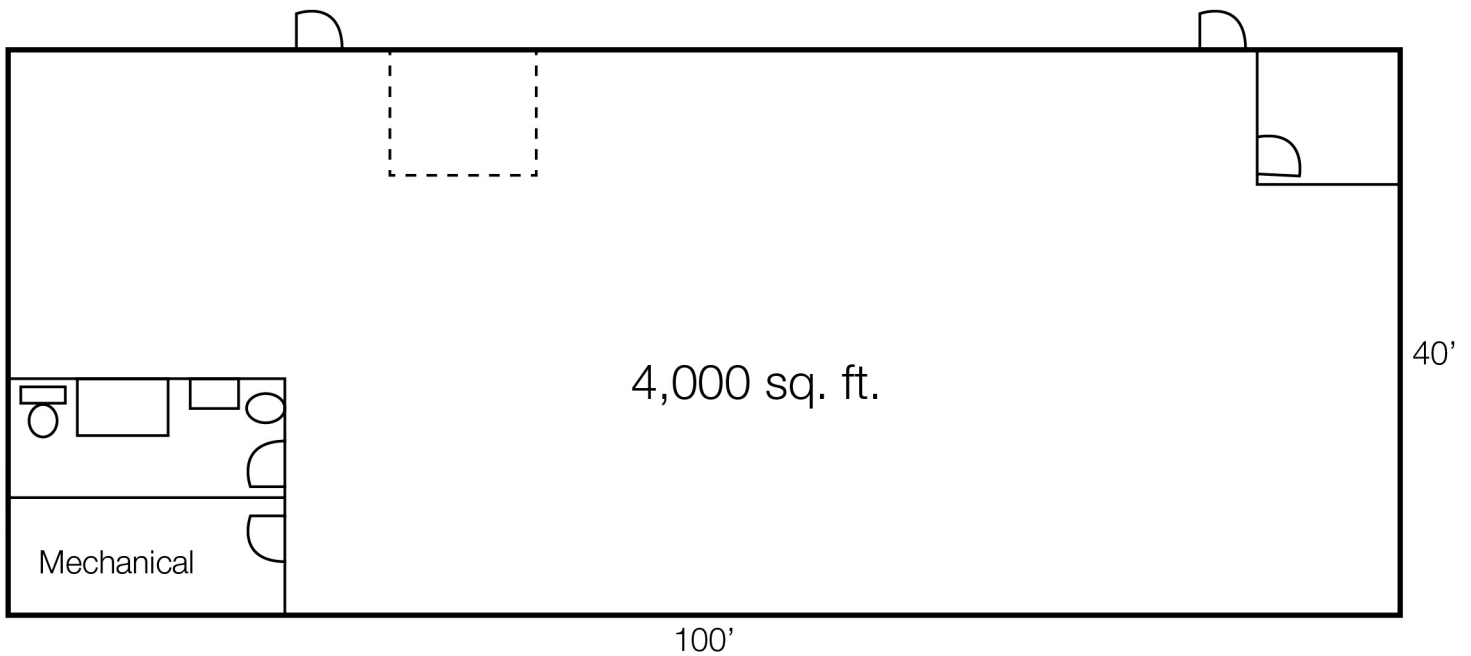
# PHOTOS

For Sale or Lease  
Industrial Buildings



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604 S. Charlotte Avenue

# AERIAL

For Sale or Lease  
Industrial Buildings

