



## Warehouse For Sale/ For Lease

1501 N. Industrial Avenue, Sioux Falls, SD 57104

### Property Features

- Building size: approximately 25,300 sq. ft.
  - Office/ showroom space 4,050 sq. ft.
  - Warehouse 18,750 sq. ft.
  - Loading dock 2,500 sq. ft.
- Lot size: 1.10 acres (48,070 sq. ft.)
- Year built: 1964
- New roof in 2006
- Four 8' loading docks (one with leveler)
- One drive-in door
- 12' clear height in warehouse
- Fire sprinkler

### Price

- Price reduced: \$1,595,000 (\$63.04/ sq. ft.)
- Lease rate: \$6.00/ sq. ft. NNN
- 2020 real estate taxes: \$15,748.92

### Location

- Conveniently located with easy access to I-29, Russell Street, and Minnesota Avenue
- Area neighbors include: Sioux Falls Regional Airport, Spartan Nash, Creative Surfaces, Denny Sanford Premier Center, Howard Wood Field

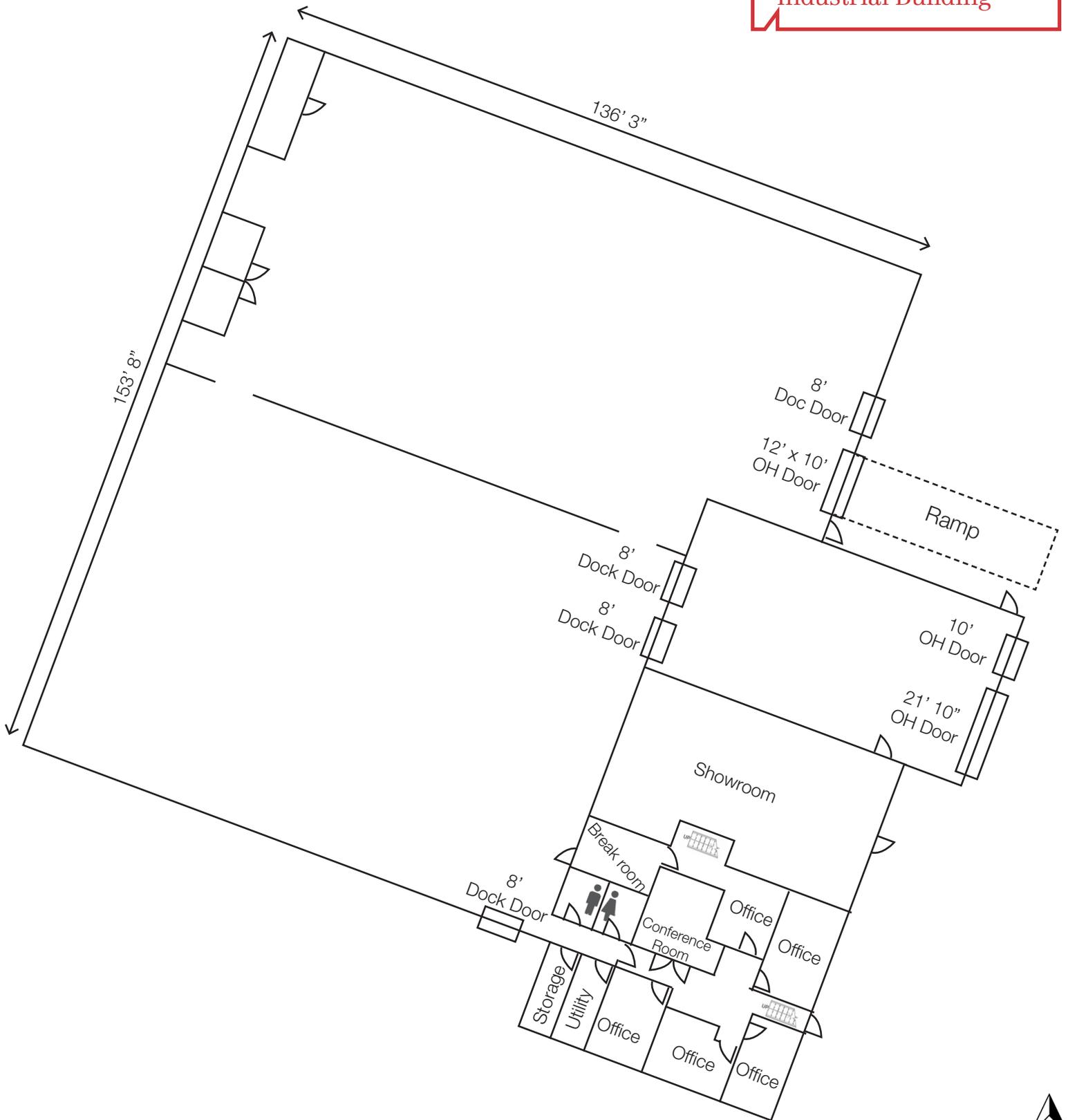


For more information:

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Industrial Building



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