

For Lease
Industrial Space
Lease Rate: \$6.00/ sq. ft. gross
plus utilities



Sterling Industrial Shop #350

2205 E. 39th Street N, Sioux Falls, SD 57104

Property Features

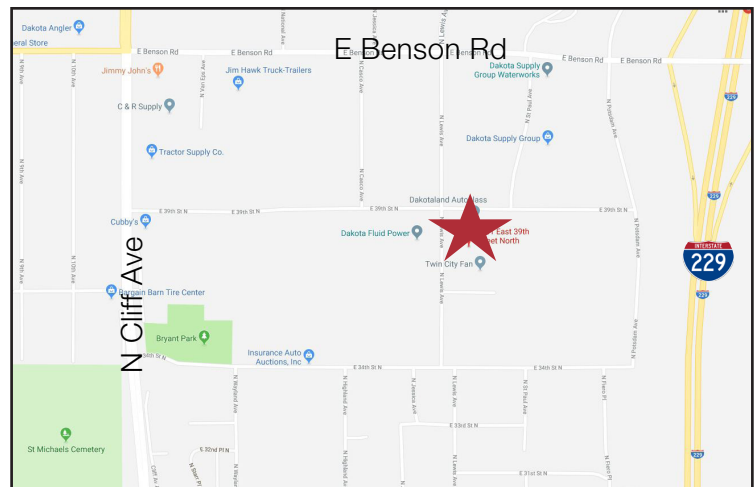
- Suite size: 2,750 sq. ft. (25' x 110')
- Reznor heater in the unit
- One (1) 14' x 15' OH Door
- Interior office & restroom
- Sprinklered
- Interior Floor Drain (Former Wash Bay)
- 22" Clear Height
- 200 Amp, 3-Phase power
- Space is currently leased month-to-month
- Available with a 30-day notice
- All showings must go through broker, space currently occupied

Pricing

- Lease rate: \$6.00/ sq. ft. gross + utilities

Location

- Located just east of North Cliff Avenue on 39th Street
- Area neighbors include: Dakotaland AutoGlass, Dakota Fluid Power, Dakota Supply Group, Nordica Warehouse, Tractor Supply, Ben's Bargain Barn Tire Center, Dakota Wall Systems, Casco Storage Units, Empire Motorsports



Marcus Mahlen, CCIM

+1 605 444 7116 direct
+1 605 228 9744 mobile
mmahlen@naisiouxfalls.com



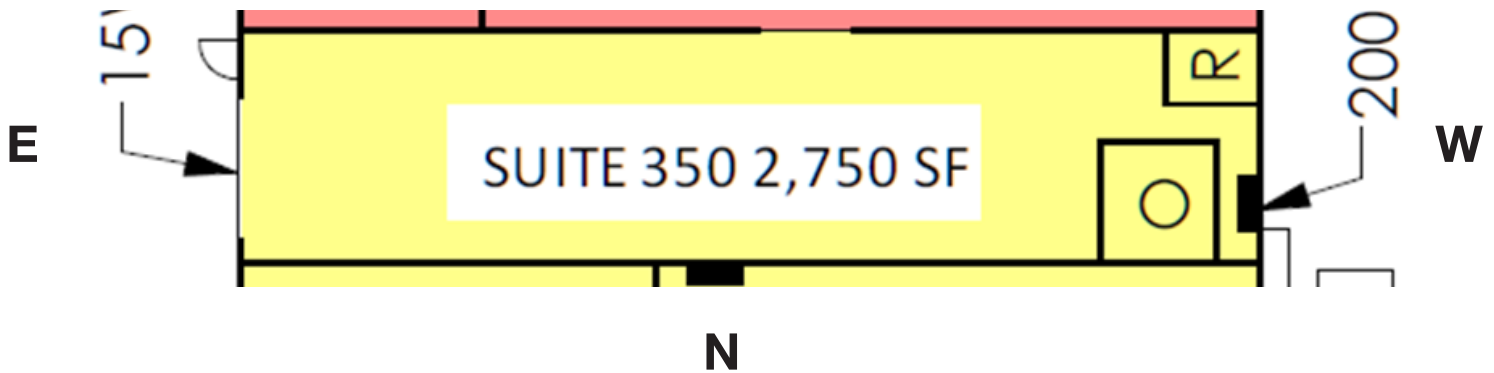
Troy Fawcett, CCIM, SIOR

+1 605 444 7120 direct
+1 605 321 2199 mobile
tfawcett@naisiouxfalls.com

For Lease
Industrial Shop



S



For Lease
Industrial Shop

