



## 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



For Lease



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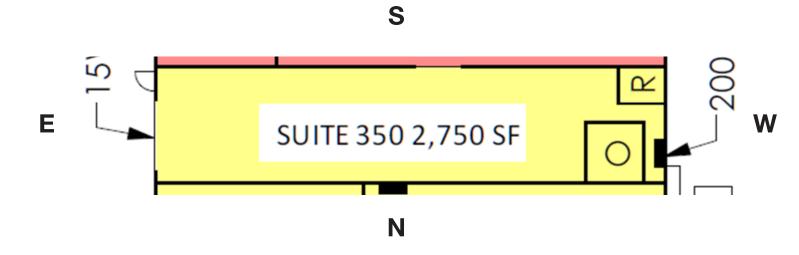




For Lease









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