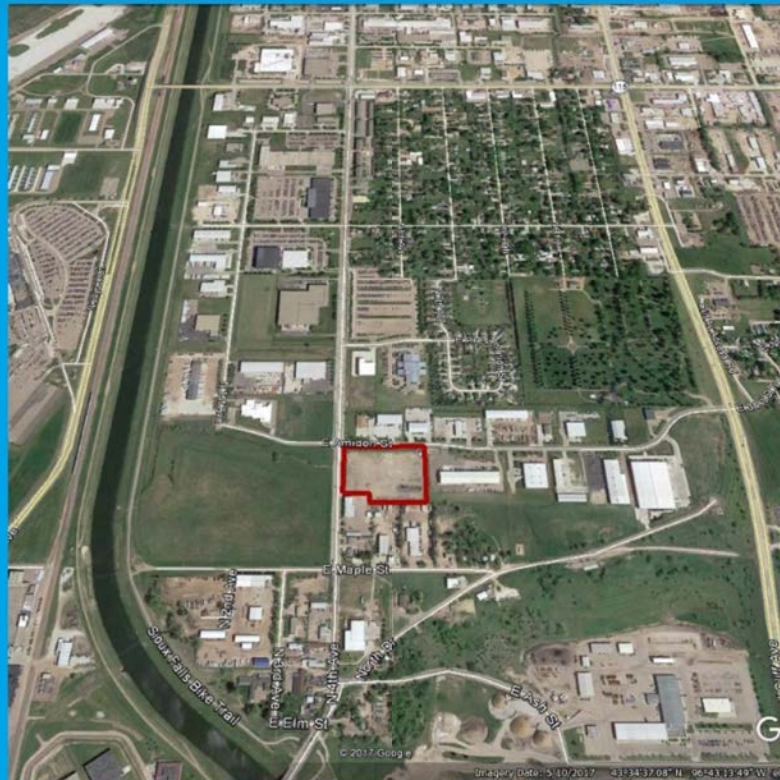


FOR SALE: INDUSTRIAL LAND

2500 North 4th Ave, Sioux Falls, SD



Rare Industrial Land Opportunity in North Central Sioux Falls

Land Size: 5.53 acres +/-; Subdividable

Zoned I-1 Light Industrial

Close proximity to airport, downtown Sioux Falls, development parks, and Interstates 29 & 90

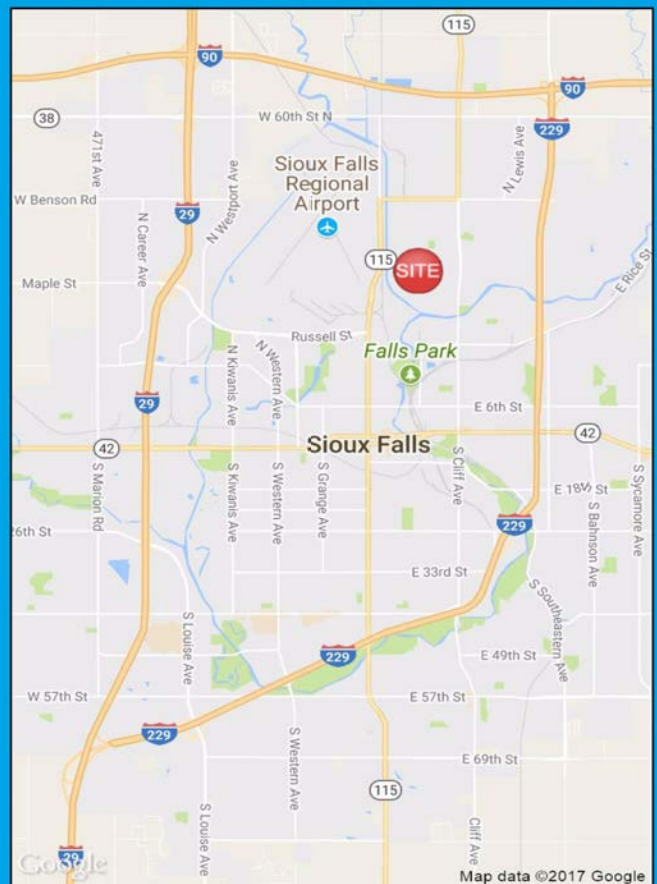
Partially fenced property with gravel surface at the corner of N 4th Ave & E Amidon St.

Sale Price: \$3.00 per square foot

Property includes a 2,500 sq ft cell tower easement on the northeast corner. Sale does not include the lease agreement on the cell tower.

Clean Phase 1 Environmental report from 2012 on the property. Call broker for information on special site characteristics.

Neighbors include: Peska Construction, Beck & Hofer Construction, Habitat for Humanity, SAIA, Sullivans, Graybar, Goodin Company, Magic Makers, and LSS.



RON NELSON
C- 605-728-7600
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605-977-0778

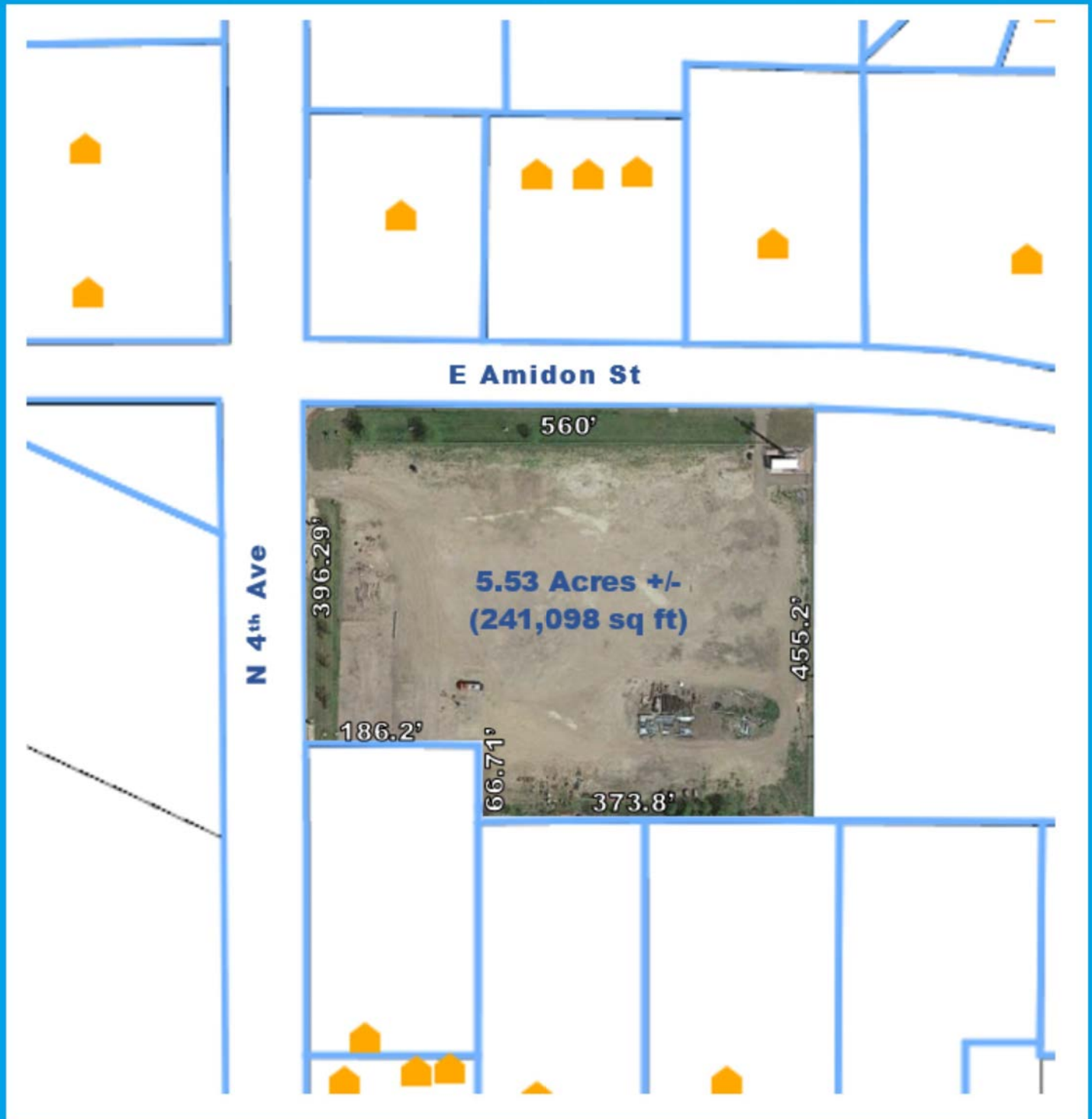
Member



**Information contained herein provided by owner, city or county records. Purchaser or lessee should independently verify. All information contained hereindeemed reliable, but not guaranteed*

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