

For Sale or Lease: Warehouse/Shop Space



1417 A Avenue., Sioux Falls, SD



Warehouse & Office Space

Total Space Size: 10,567 sq. ft. +/-

Office: 2,500 sq. ft. +/-

Warehouse: 8,000 sq. ft. +/-

Sale Price: \$700,000

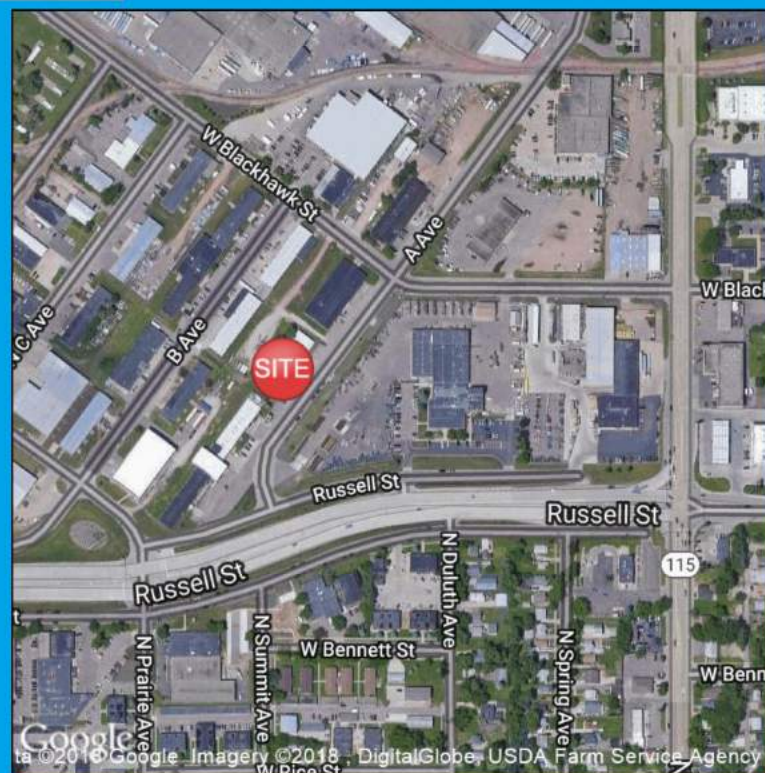
Lease Rate: \$4.50 sq. ft.

NNN estimated: \$1.05 sq. ft.

Zoning: I-1, Light Industrial

Great Location/Great Access

- *Three overhead doors, 1 dock height, 1 pick-up height, 1 drive-in. 1 additional doublewide entry door
- *14' side walls in the warehouse
- *3 Phase Power
- *Three restrooms, one in the office two in the warehouse
- *Office Space features; two private offices, open work area and conference room
- *Pylon and building signage
- *Visible from Russell Ave
- *3 minutes from the Airport - 5 minutes from I-29



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



Member



PHOTOS



Front entrance to offices



Pylon Signage



Open work area/view of 2 Offices



Conference Room



Warehouse



Warehouse Office/Mezzanine with storage

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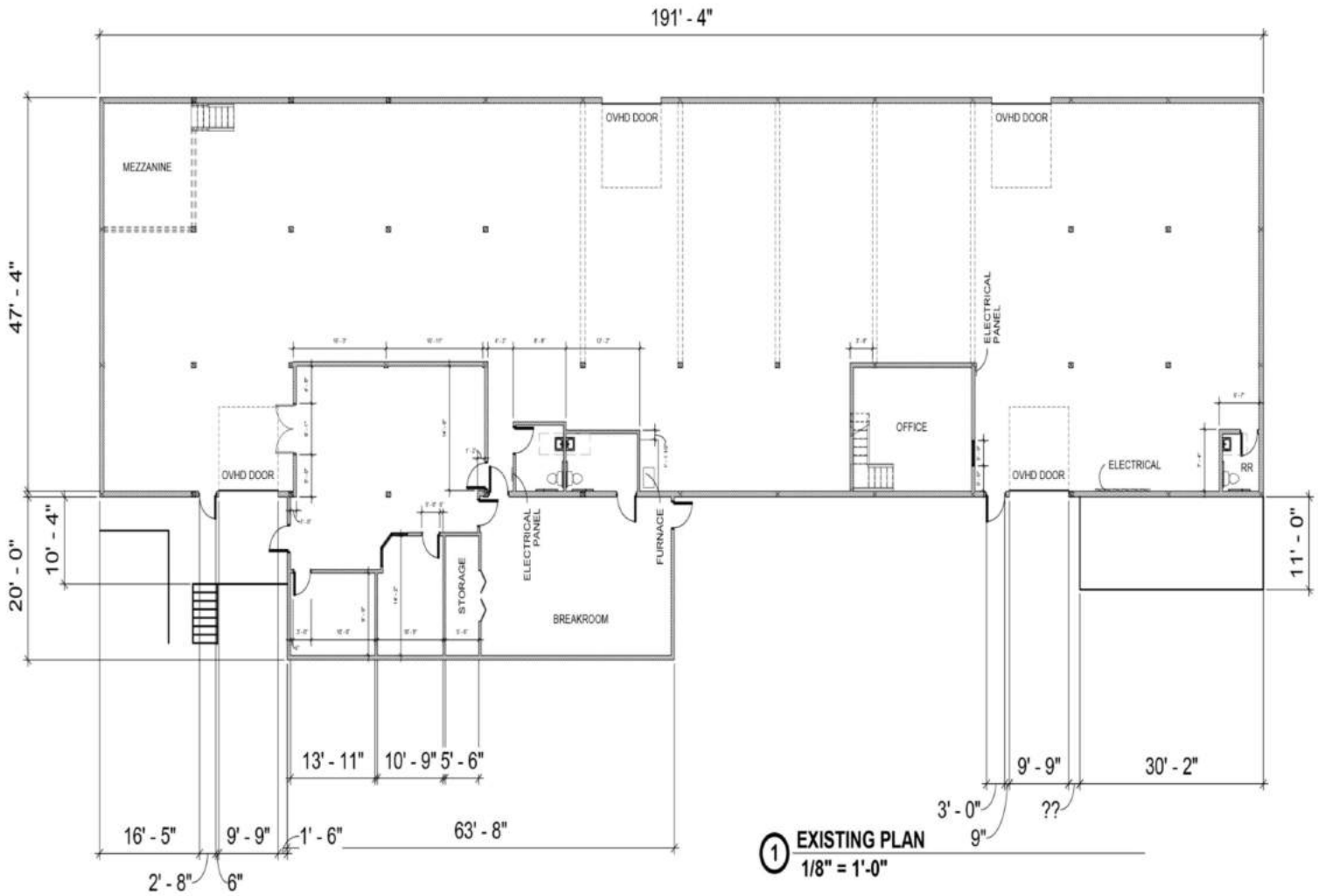


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FLOORPLAN



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