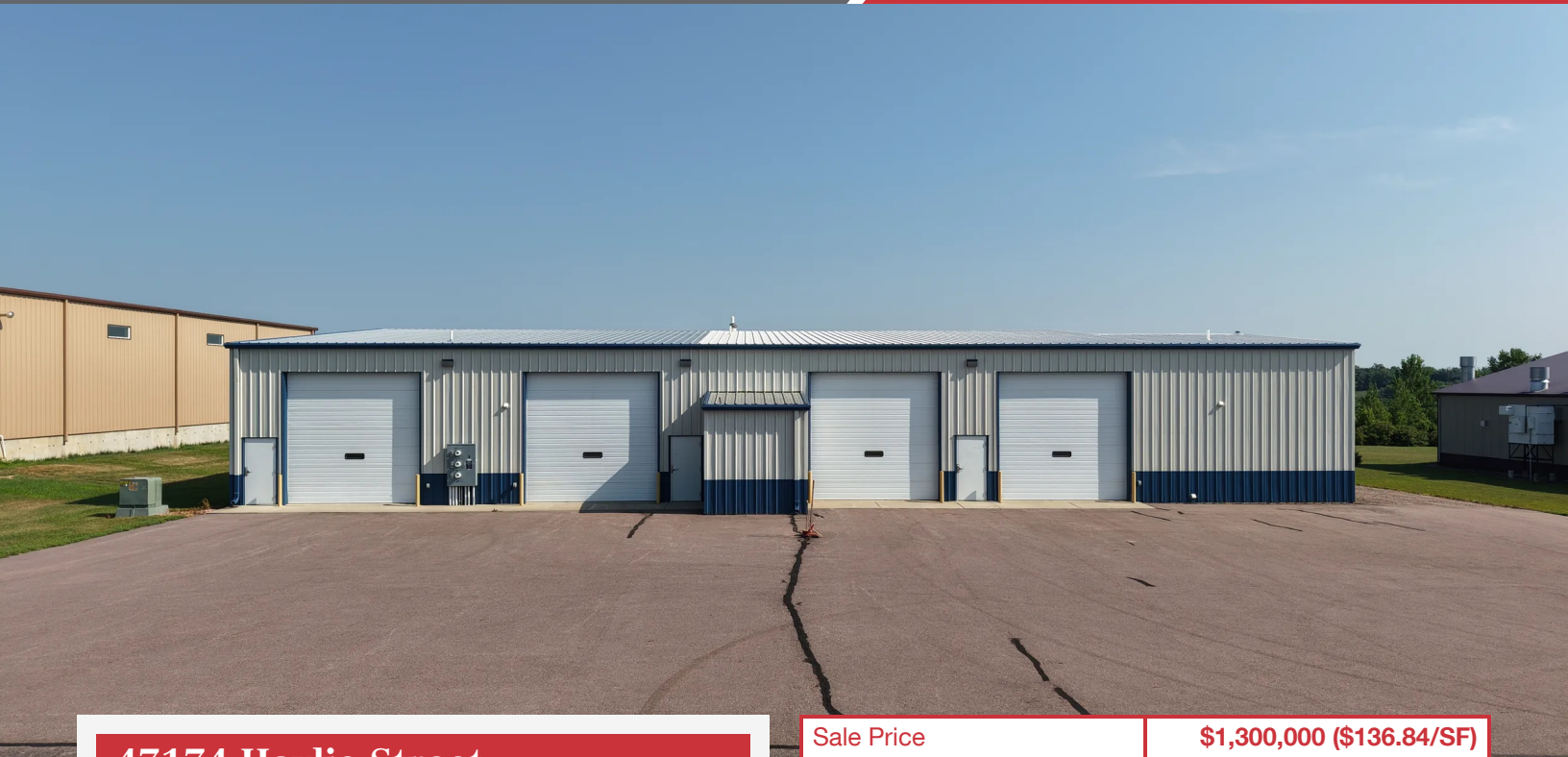




47174 Haylie Street

Sioux Falls, SD 57107

PROPERTY HIGHLIGHTS

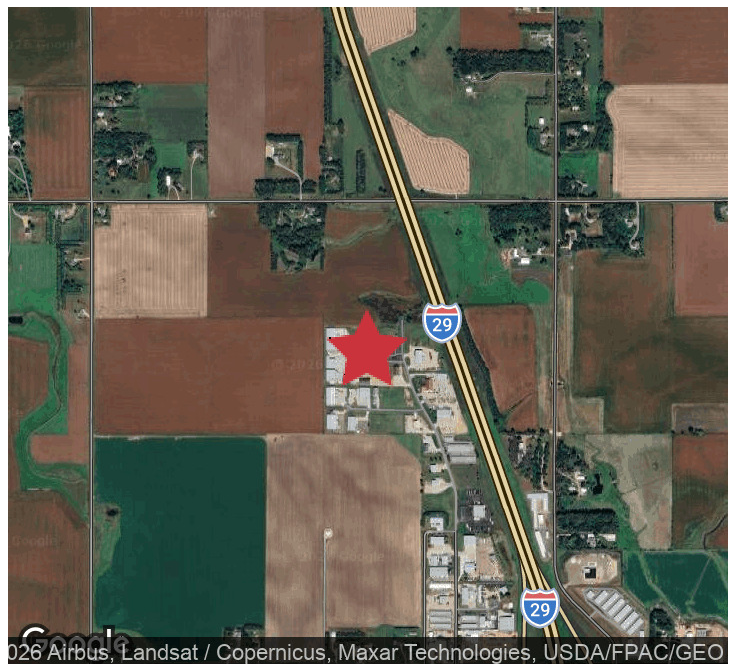
- 4 Drive-thru Bays (8 overhead doors 14' tall)
- Split into 3 units
- Zoning: I-1
- Service Pit (4'x46')
- Bathroom in each unit
- In-floor heat and drainage throughout
- Excess land for outside storage
- Property Taxes (2025): \$7,101.76

LOCATION DESCRIPTION

Ideally situated at Exit 86, just minutes from the future Smithfield Foods facility.

Area Neighbors: I-29 Brick, Tile & Stone, Stellar Limousine, Safe-N-Secure, Kwik Kerb, Olander Trucking, Buffalo Ridge Concrete, North American Truck Co.

Sale Price	\$1,300,000 (\$136.84/SF)
Building SF	9,500 SF
Lot Size	1.43 ACRES (62,291 SF)
Year Built	2017



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EXTERIOR PHOTOS

47174 HAYLIE STREET
Sioux Falls, SD 57107

FOR SALE

Industrial Property



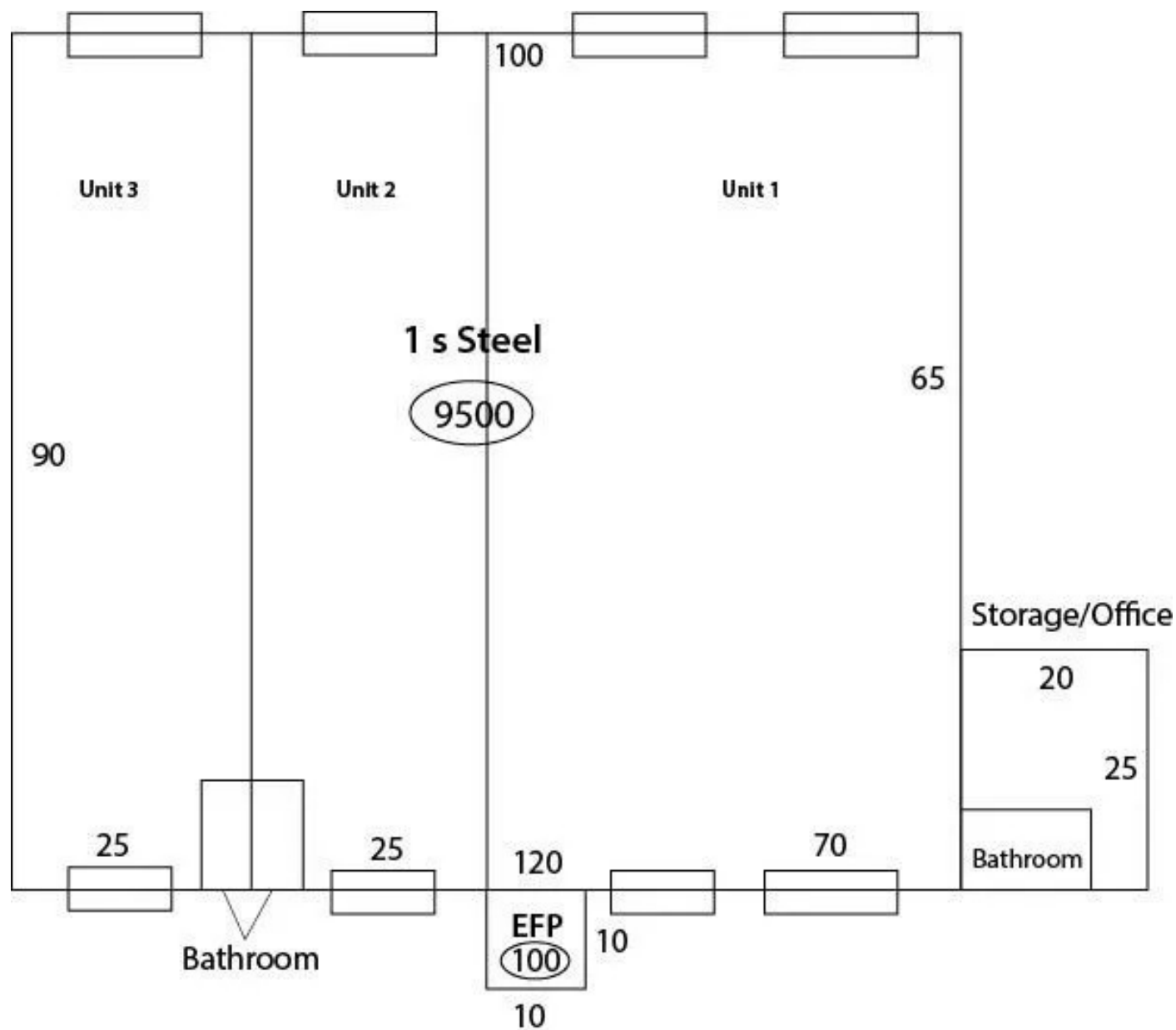
INTERIOR PHOTOS

47174 HAYLIE STREET
Sioux Falls, SD 57107

FOR SALE

Industrial Property





47174 HAYLIE STREET
Sioux Falls, SD 57107

Industrial Property



RETAIL MAP

47174 HAYLIE STREET
Sioux Falls, SD 57107

FOR SALE

Industrial Property

