



**3701 S. Western Avenue**  
Sioux Falls, SD 57105

Lease Rate	<b>\$7.75/SF NNN</b>
Estimated NNN Expenses	<b>\$2.00/SF</b>
Building Size	<b>28,475 SF</b>

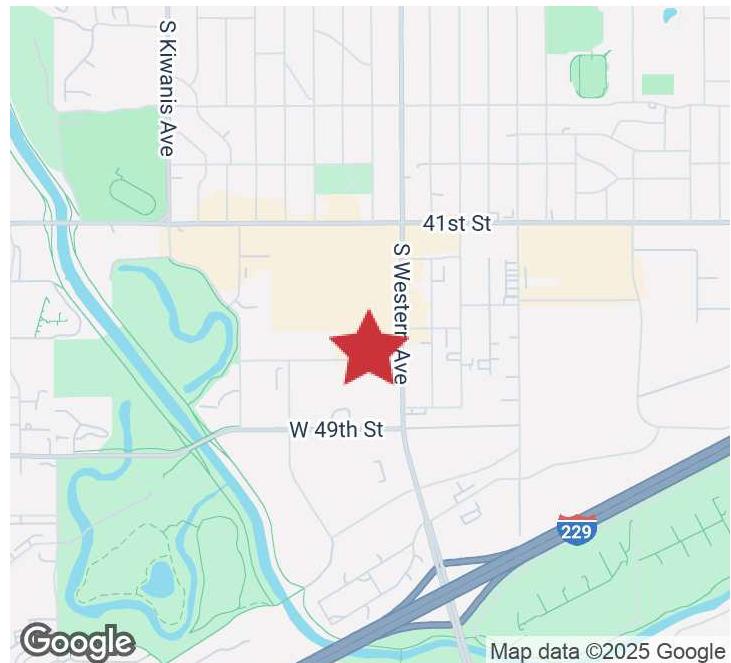
#### PROPERTY HIGHLIGHTS

- Available immediately, space is vacant
- Five (5) dock doors
- Four (4) overhead doors
- Side wall height: 20'4"
- Showroom, office areas, breakroom, restrooms, and storage
- Space may be demised, if needed
- Zoning: WM1 - Warehousing & light manufacturing
- Contact broker for tours

#### LOCATION DESCRIPTION

Located just west of Western Avenue on 46th Street

Area neighbors include the Western Mall, Scheels, Active Generations, South Dakota Lottery, Runnings



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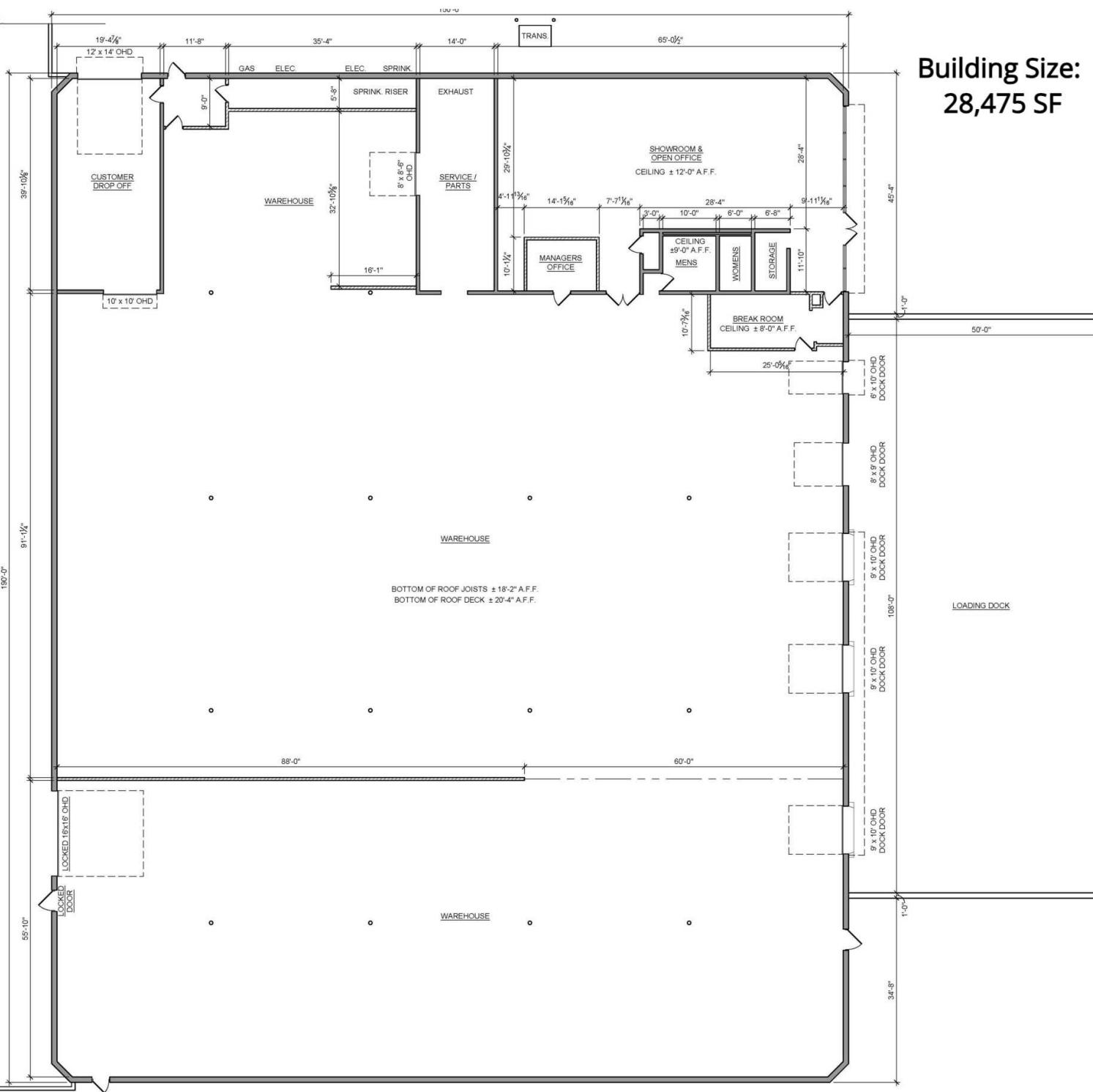
2500 W. 49th St. Suite 100  
Sioux Falls, SD 57105  
605.357.7100  
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# FLOOR PLAN

3701 S. WESTERN AVENUE  
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## FOR LEASE

## Industrial Space



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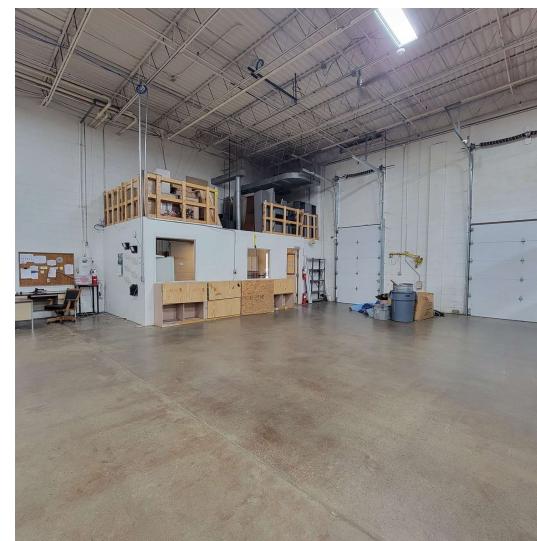
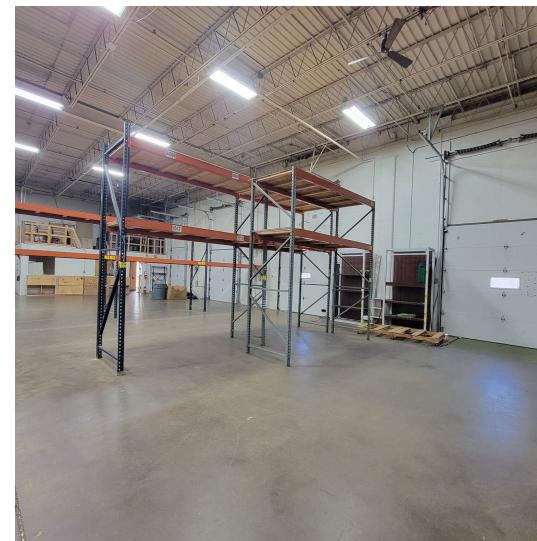
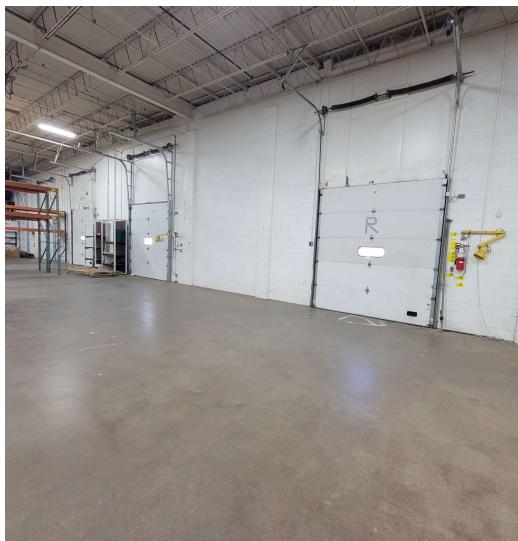
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# PHOTOS

3701 S. WESTERN AVENUE  
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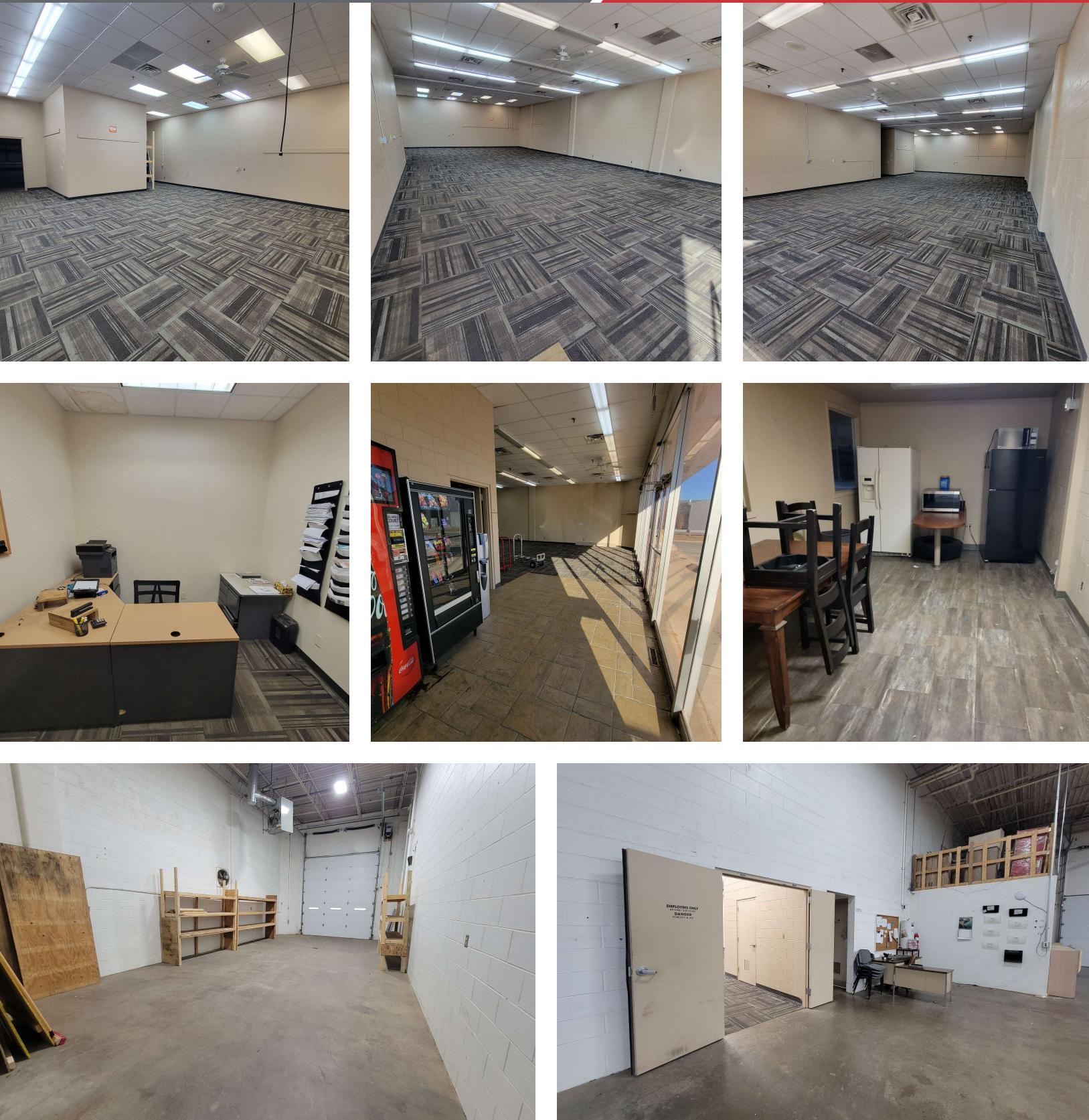


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# AERIAL

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