

3701 S. Western Avenue

Sioux Falls, SD 57105

PROPERTY HIGHLIGHTS

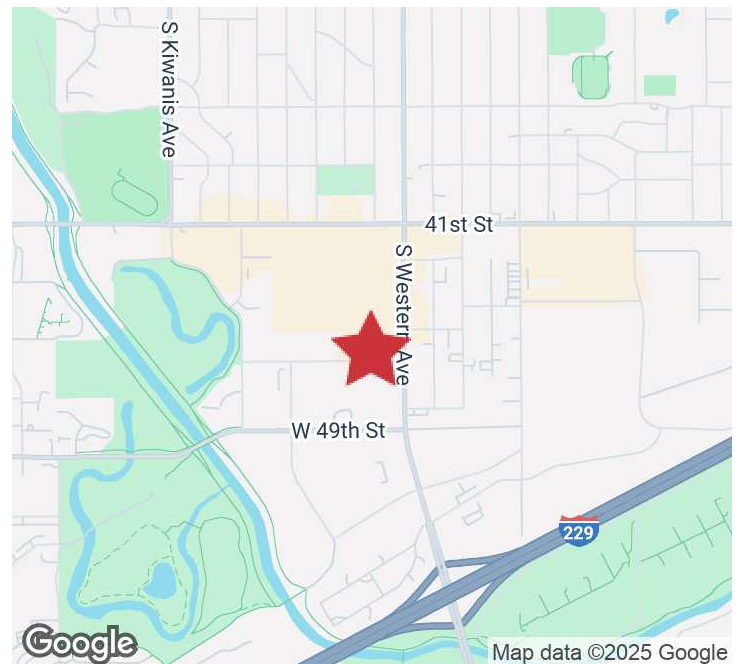
- Available immediately, space is vacant
- Five (5) dock doors
- Four (4) overhead doors
- Side wall height: 20'4"
- Showroom, office areas, breakroom, restrooms, and storage
- Space may be demised, if needed
- Zoning: WM1 - Warehousing & light manufacturing
- Contact broker for tours

LOCATION DESCRIPTION

Located just west of Western Avenue on 46th Street

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

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

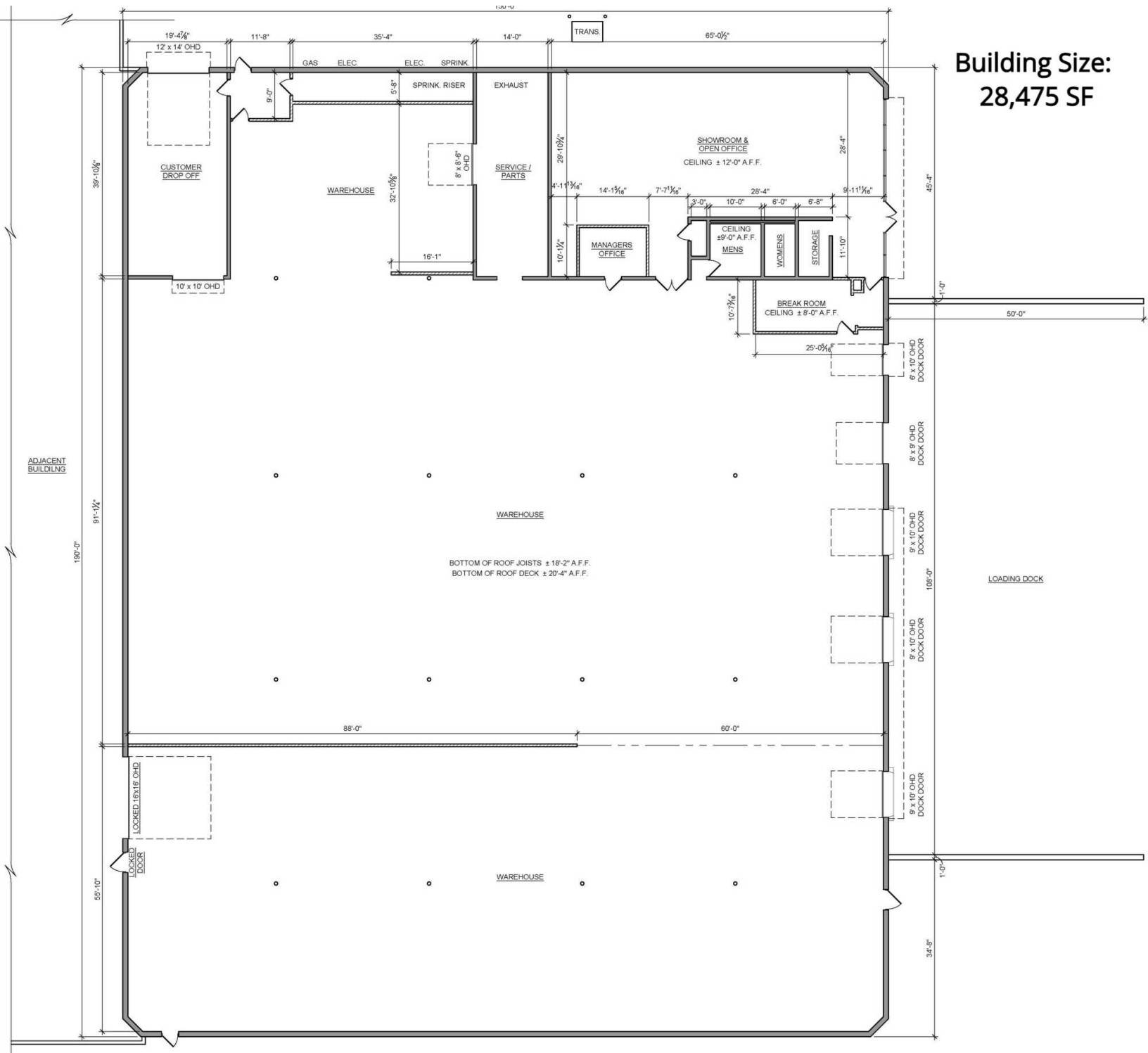


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3701 S. WESTERN AVENUE
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FOR LEASE
Industrial Space



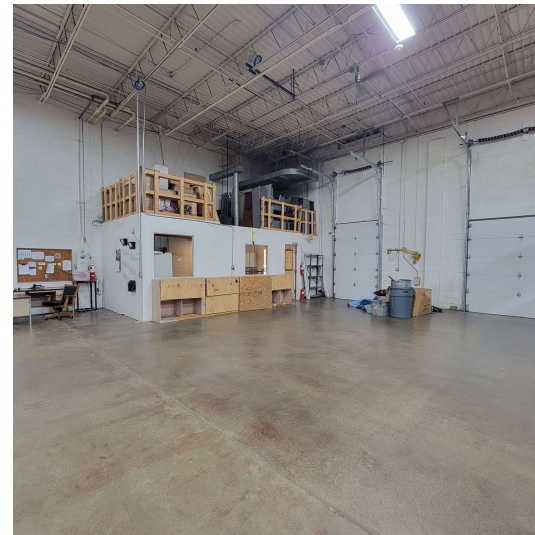
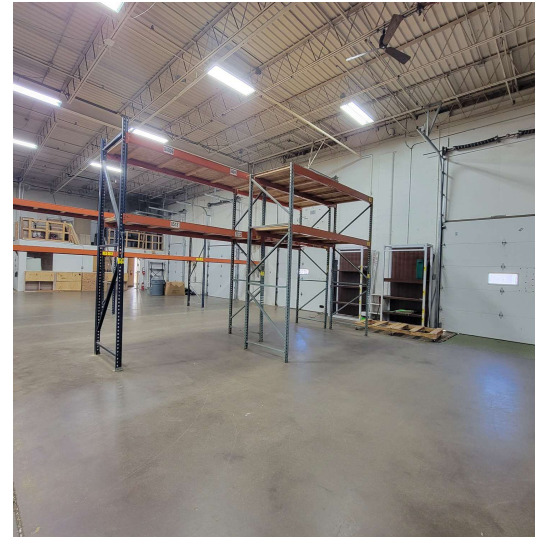
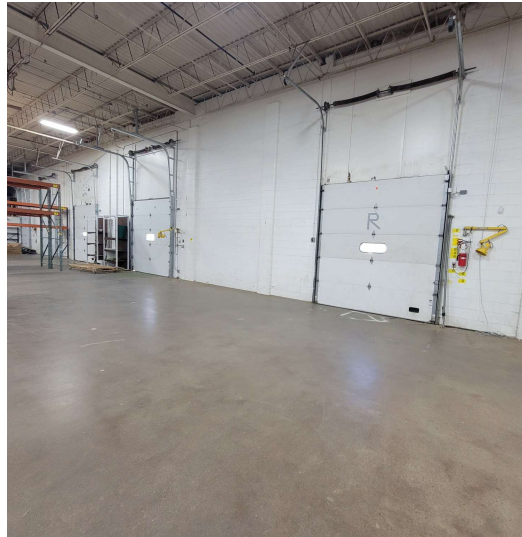
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PHOTOS

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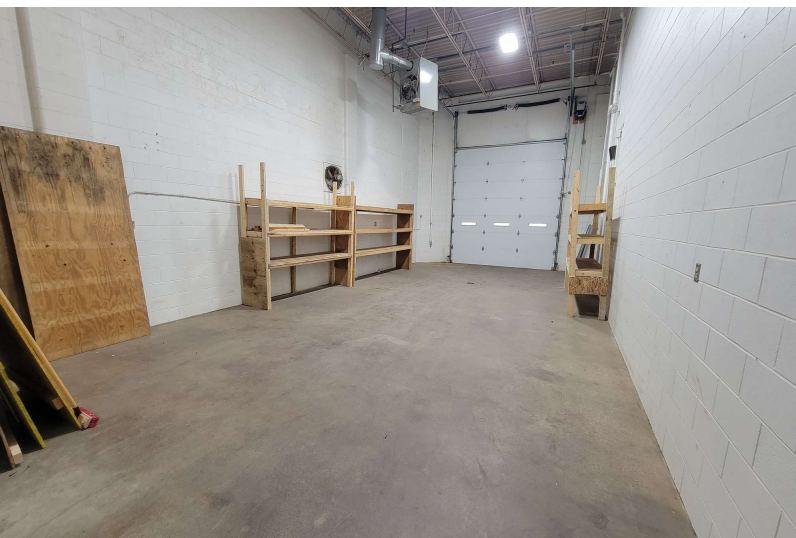
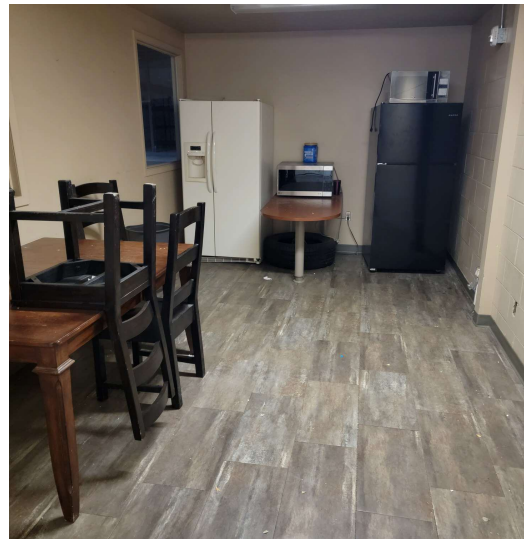
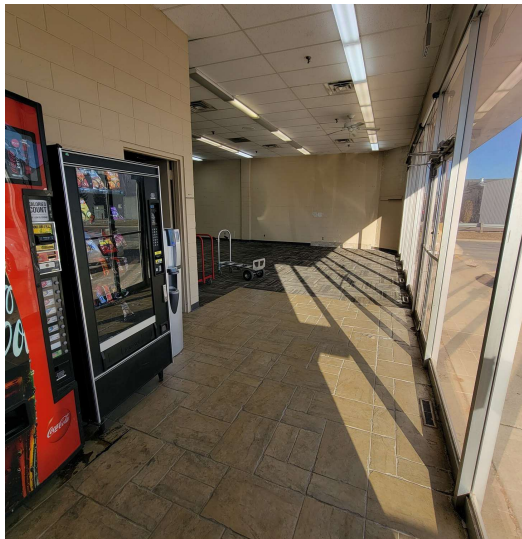


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FOR LEASE

Industrial Space



AERIAL

3701 S. WESTERN AVENUE
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FOR LEASE

Industrial Space



Google

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