

FOR LEASE - ALL OR PART

10,500 SF OFFICE/WAREHOUSE W/ OUTSIDE STORAGE

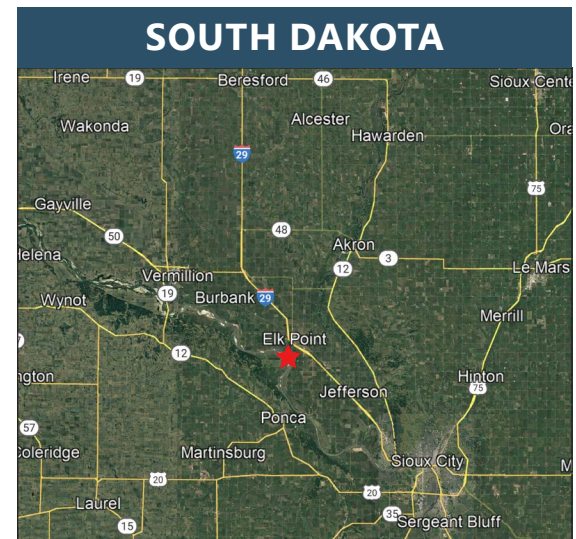


122 W MAIN ST, ELK POINT, SOUTH DAKOTA 57025

FEATURES

- 10,500 SF Office/Shop/Warehouse plus 2 Mezzanines
 - 3,500 SF Office
 - 1,500 SF Shop
 - 5,000 SF Warehouse
 - 2 Mezzanine | 1 - 1,500 SF | 2 - 750 SF
- 2 Fenced Storage Yards
- 4 Private Offices, Conference Room, Break Room, Reception
- Easy Access to I-25

LEASE RATE: \$6.19/SF/YR MG



VICINITY MAP



PAULA TURNER

DRE #00702492
paula@dppllc.com
Direct: 760.766.0511
Cell: 760.578.6564



SUSAN HARVEY

DRE #00957590
susan@dppllc.com
Cell: 760.250.8992

10,500 SF OFFICE/WAREHOUSE W/OUTSIDE STORAGE

SITE PLAN/PHOTOS



2. CONFERENCE ROOM



7. 9,375 SF REAR FENCED YARD



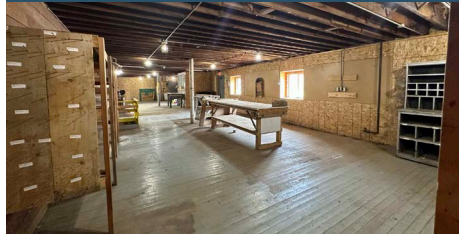
3. KITCHEN



8. 3,750 SF SIDE FENCED YARD



4. SHOP



9. CRANE/HOIST



5. MEZZANINE



10. OFFICE #2



1. RECEPTION/CLERICAL AREA



6. BASEMENT



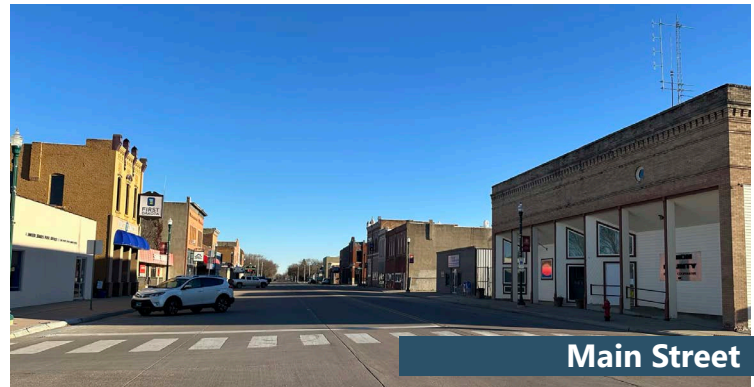
11. WAREHOUSE W/ 2 MEZZANINES



760.360.8200 | DesertPacificProperties.com | 77-933 Las Montanas Rd. Suite 101 Palm Desert CA 92211

Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.

10,500 SF OFFICE/WAREHOUSE W/OUTSIDE STORAGE LOCATION



Main Street



Shop Access in Alley



Franklin St with 14' Door

DISTANCE TO

SIoux CITY

22.6 MILES | 25 MINS

SIoux FALLS

64.6 MILES | 1 HR

Location

Elk Point is located near the southeast corner of South Dakota, approximately 20 miles north of Sioux City, Iowa, and is situated in Union County, which is part of the Sioux City Metropolitan Area. It is 65 miles south of Sioux Falls, South Dakota.

Transportation

Elk Point has good access for a small rural community due to its proximity to Interstate Highway 29, which is located along the south and west sides of Elk Point and has interchanges at the southeast and northwest edges of the community.



Rear & Side Fenced Storage Yards

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