



4110 N. Hainje Avenue Sioux Falls, SD 57104

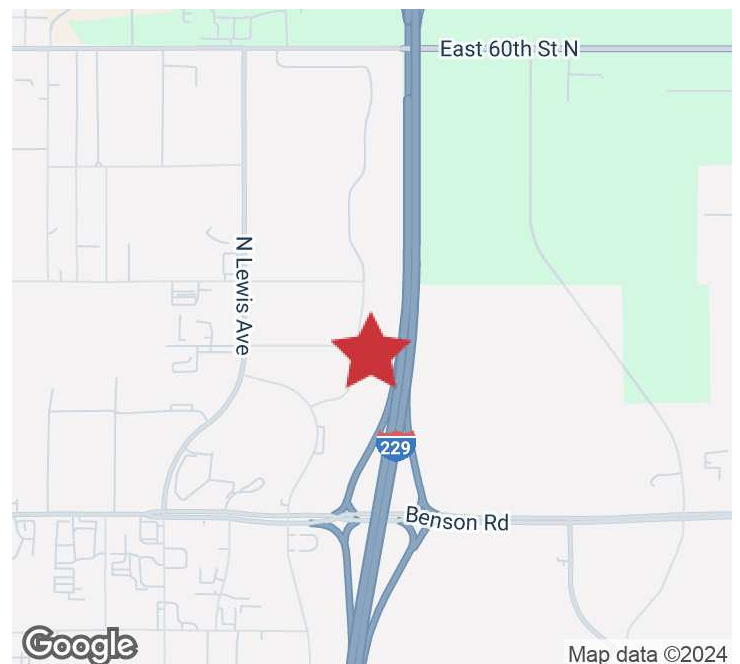
PROPERTY HIGHLIGHTS

- Unique refrigerated space
- Four drive-in bays (12'x12') and two loading docks (7'x9')
- Side wall height: 20'
- Electrical: 480V/277V, 800 amp, 3 phase
- Sprinkled
- Floor drains
- Reznor heat
- Large, paved parking area with electrical connects for cold weather
- Year built: 2005
- Zoning: I-1

LOCATION DESCRIPTION

Located in the Sioux Empire Development Park in northeast Sioux Falls
 Easy access and visibility off I-229
 Area neighbors include Dakota Kitchen & Bath, Mid States Audio & Video, Pepsi Bottling Group, POET Bioproducts, Republic National Distributing Company, Michaels Fence & Supply

Sale Price	\$2,500,000
Real Estate Taxes	\$29,850.22
Building Size	11,728 SF
Lot Size	4.76 AC (207,344 SF)



TROY FAWCETT, CCIM, SIOR
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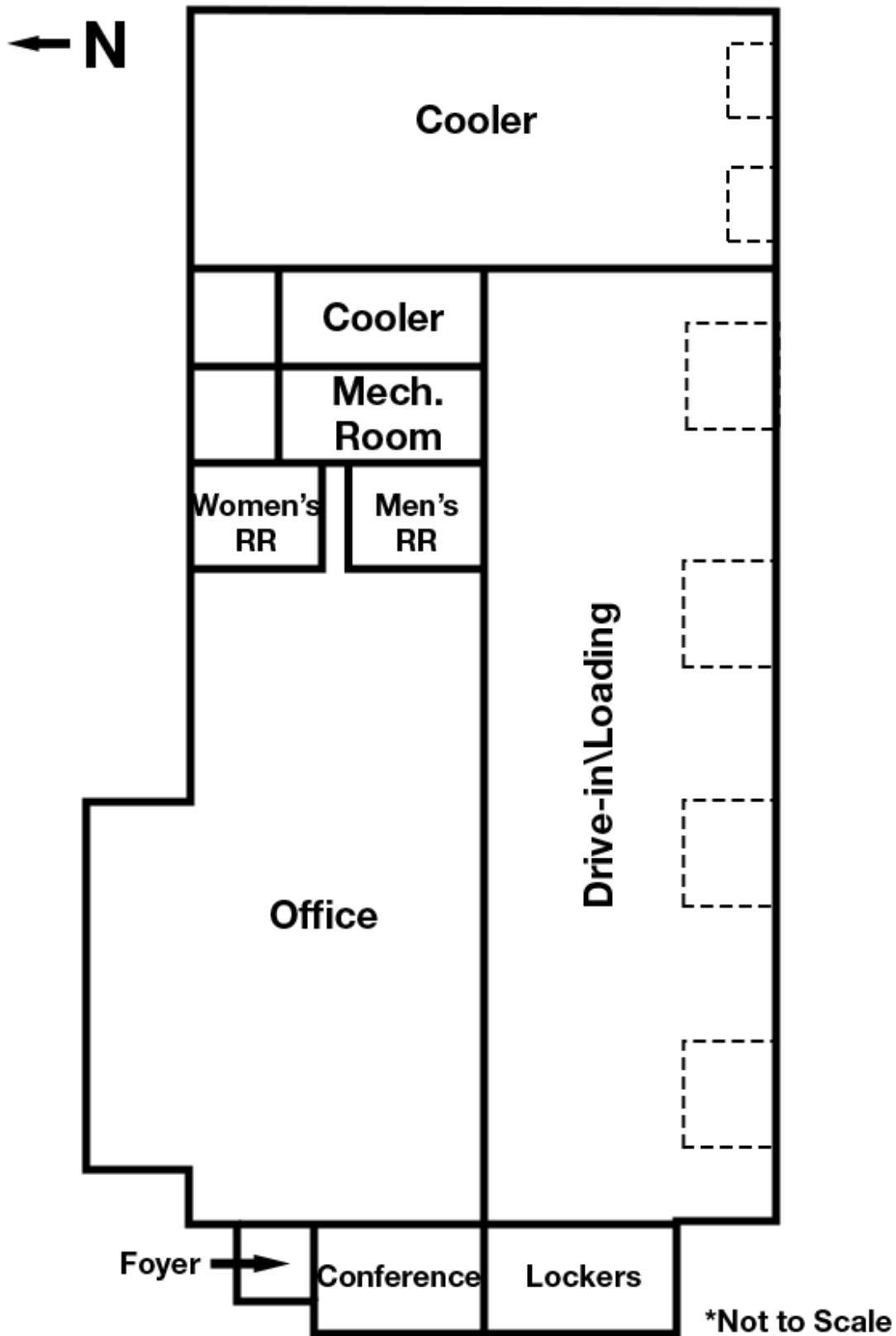
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 605.357.7100
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FLOOR PLAN

4110 N. HAINJE AVENUE
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FOR SALE

Industrial Property



PARCEL

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FOR SALE

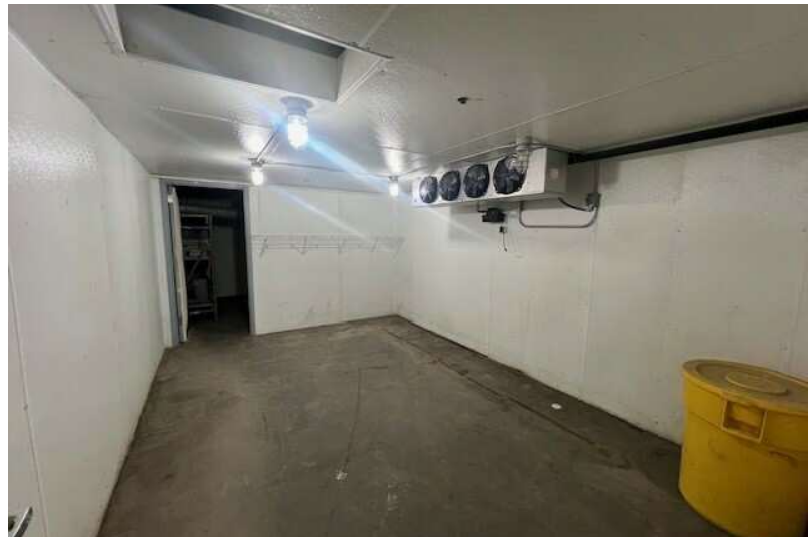
Industrial Property



PHOTOS

4110 N. HAINJE AVENUE
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FOR SALE
Industrial Property



PHOTOS

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AERIAL

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FOR SALE

Industrial Property



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