



**3516 Hovland Drive/1800 N. Terin Circle**  
Sioux Falls, SD 57107

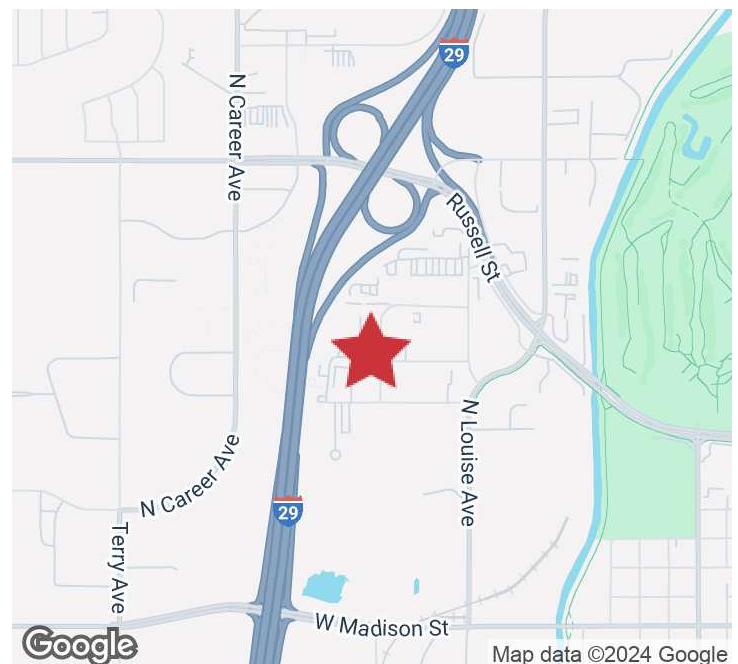
Sale Price	<b>\$1,120,000</b>
Building Size	<b>8,000 SF</b>
Year Built	<b>1977</b>
Lot Size	<b>2.05 AC (89,419 SF)</b>

### PROPERTY HIGHLIGHTS

- Heated industrial building with gravel storage lot
- 1,500 SF main level office
- 1,050 SF upper level office
- 450 SF mezzanine storage
- Four 12'x14' roll up doors
- Side wall height: 14'6"
- Three phase electric
- Floor drains
- Overhead crane
- 80' long drive thru

### LOCATION DESCRIPTION

Located in west Sioux Falls between Madison Street and Russell Street  
Easy access to I-29  
Area neighbors include Lock It & Leave It Storage, PODS Moving & Storage, Prairie Technology, HK Solutions Group, AMB Truck & Trailer Center, Dakotaland Manufacturing



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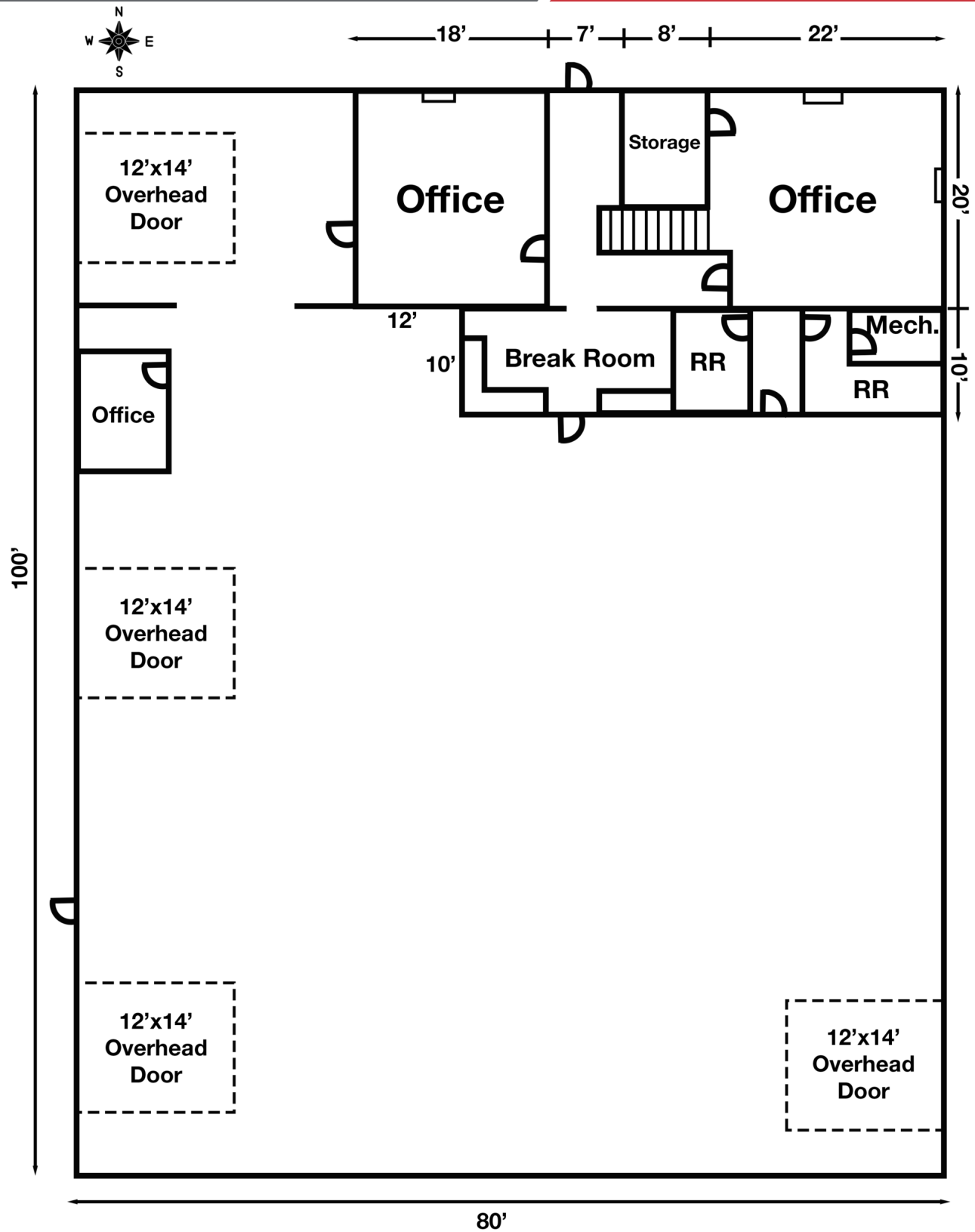
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# MAIN LEVEL FLOOR PLAN

3516 HOVLAND DR/1800 N. TERIN CIRCLE  
Sioux Falls, SD 57107

FOR SALE

Industrial Property

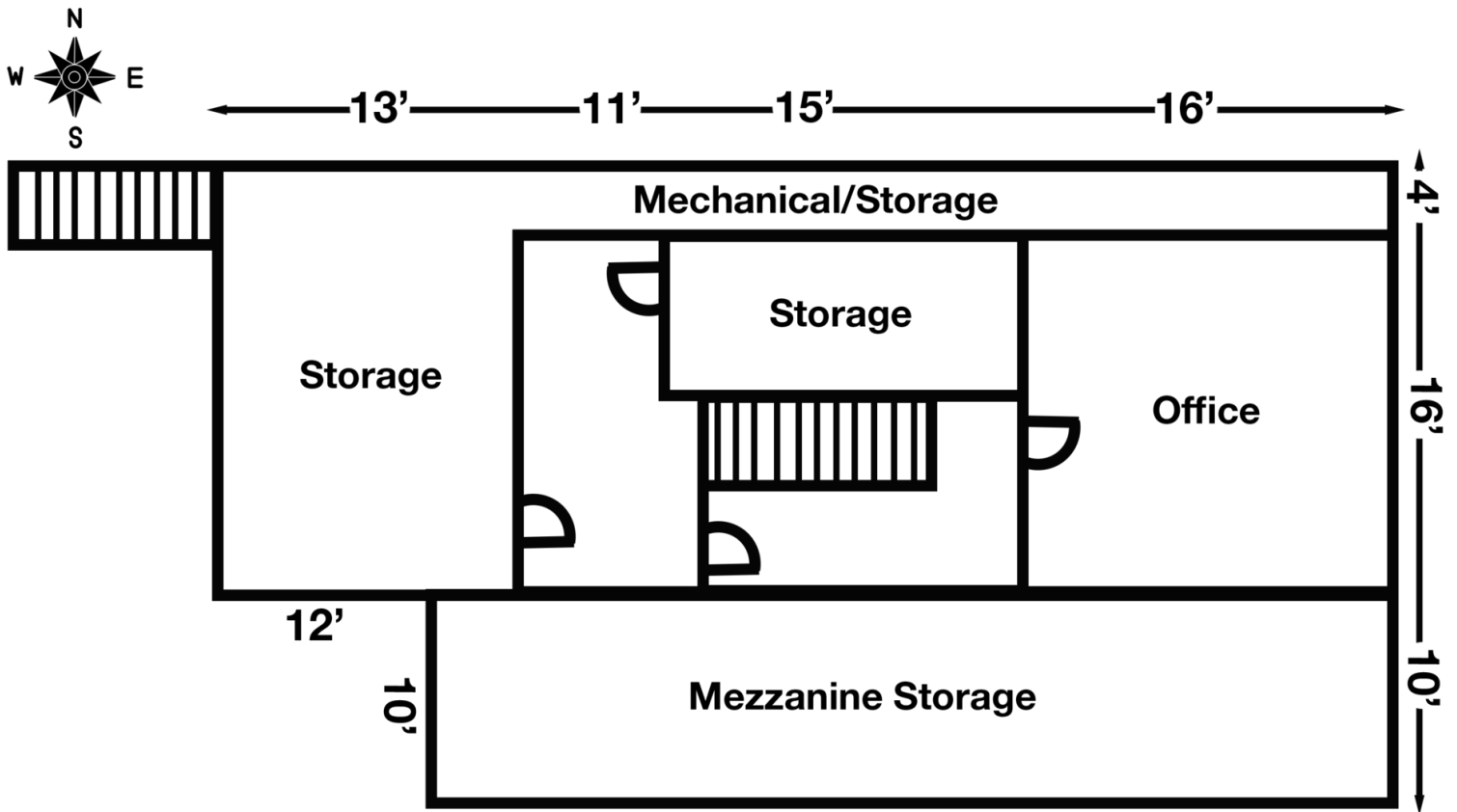


# 2ND LEVEL FLOOR PLAN

3516 HOVLAND DR/1800 N. TERIN CIRCLE  
Sioux Falls, SD 57107

FOR SALE

Industrial Property





# PARCEL

3516 HOVLAND DR/1800 N. TERIN CIRCLE  
Sioux Falls, SD 57107

# FOR SALE

Industrial Property

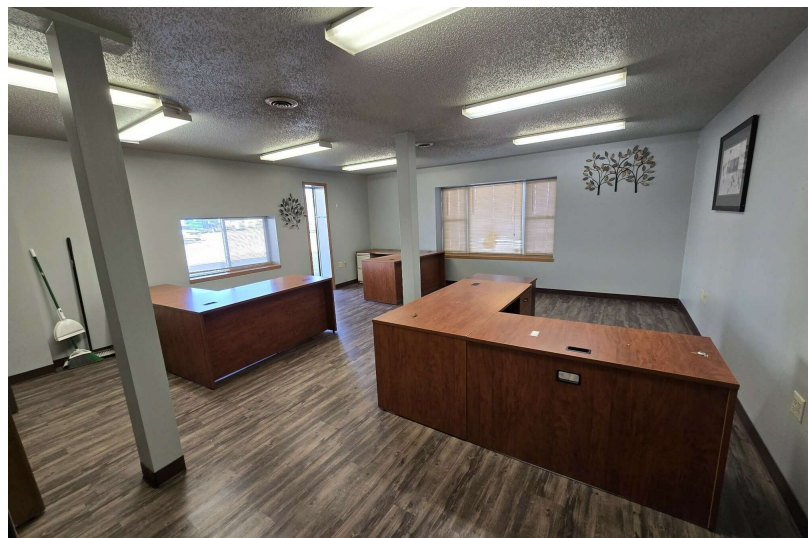
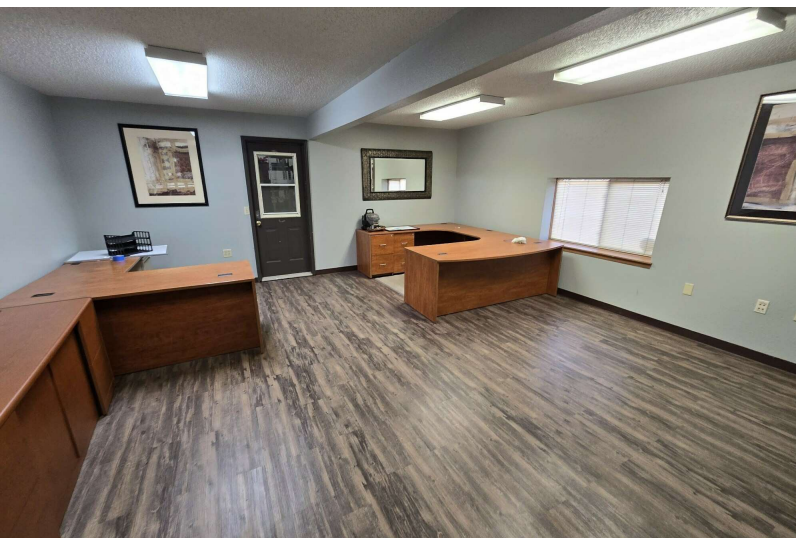
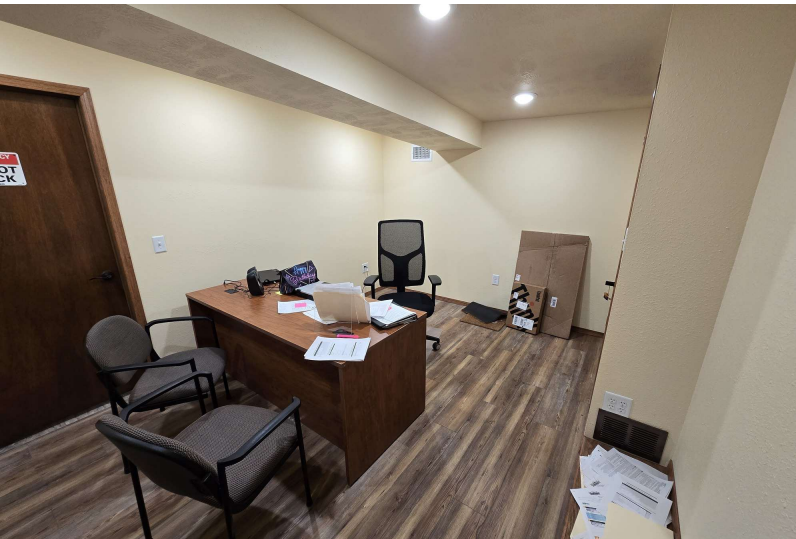




# PHOTOS

3516 HOVLAND DR/1800 N. TERIN CIRCLE  
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# PHOTOS

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# FOR SALE

Industrial Property





# AERIAL

3516 HOVLAND DR/1800 N. TERIN CIRCLE  
Sioux Falls, SD 57107

# FOR SALE

Industrial Property



Google

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