



1417 N. A Avenue Sioux Falls, SD 57104

PROPERTY HIGHLIGHTS

- Large warehouse with office space
- Two (2) loading docks
- One (1) overhead door
- Three phase power
- Side wall height: 14'
- Small mezzanine storage area
- Two private offices, conference room, and open work area
- Year Built: 1945
- Zoning: I-1 Light Industrial

LOCATION DESCRIPTION

Located just south of the Sioux Falls Regional Airport

Area neighbors include Xcel Energy, IS Restaurant Design Equipment & Supply, Design Tanks, Bell Inc, G & H Distributing, Malloy Electric

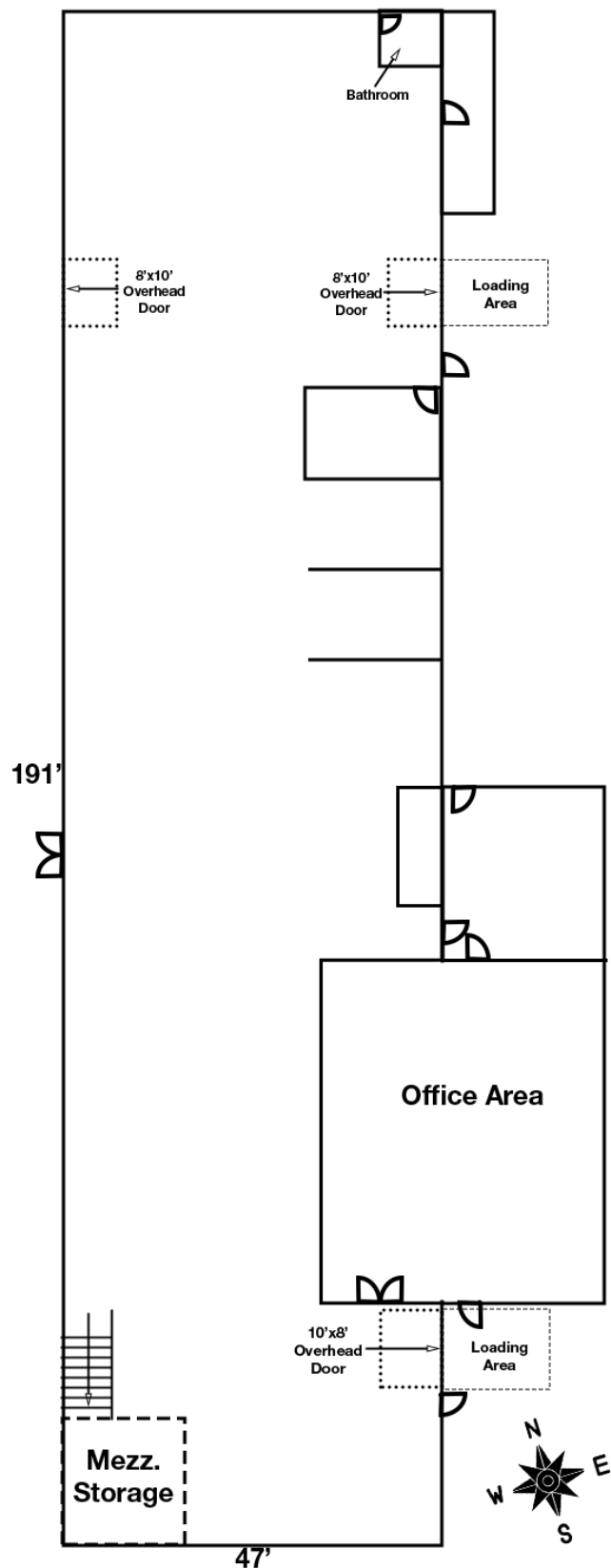
Lease Rate	\$4.00/SF NNN
Building Size	10,587 SF
Lot Size	1.05 AC (45,511 SF)



MARCUS MAHLEN, CCIM, SIOR

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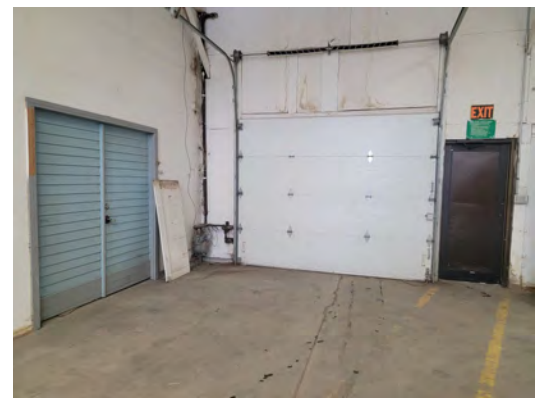
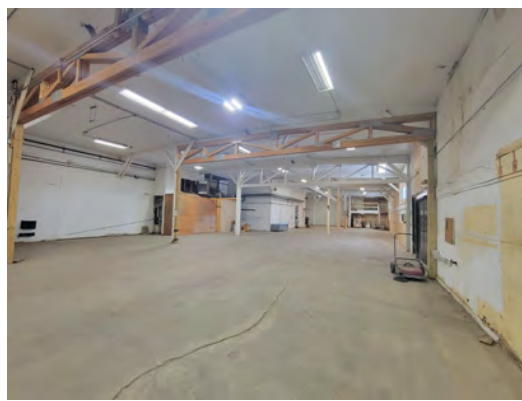
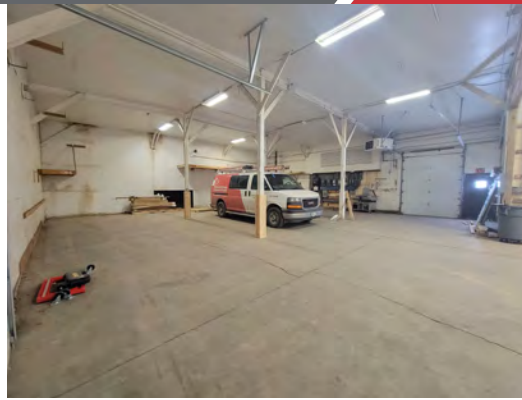
2500 W. 49th St. Suite 100
Sioux Falls, SD 57105
605.357.7100
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PHOTOS

1417 N. A AVENUE
Sioux Falls, SD 57104

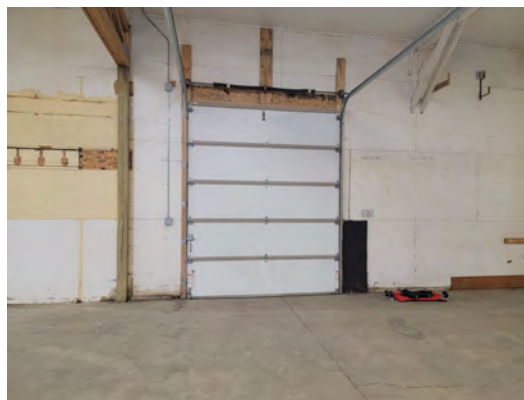
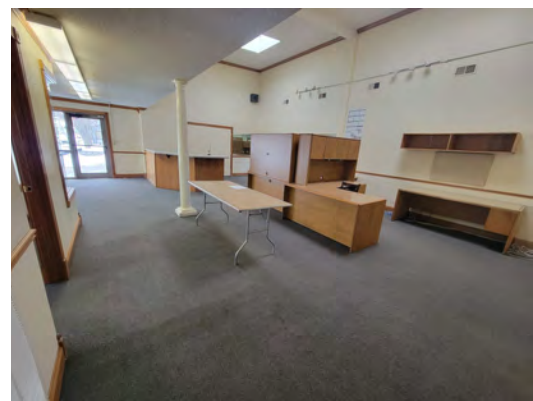
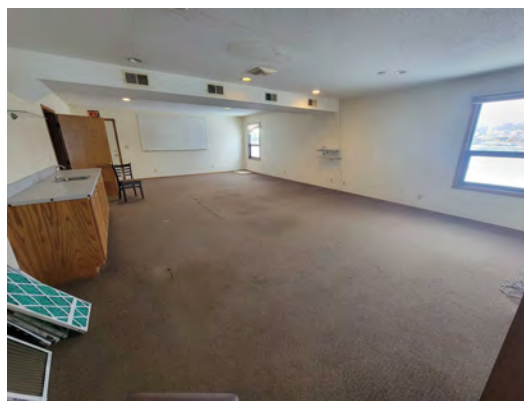
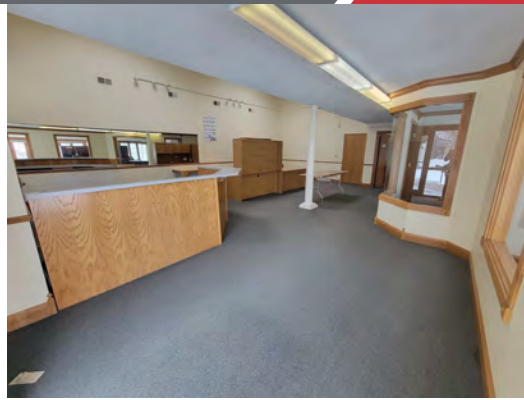
FOR LEASE
Industrial Property



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CLOSE AERIAL

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AERIAL

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