

## 1005 South Hillside Drive

Sioux Falls, SD 57110

### PROPERTY HIGHLIGHTS

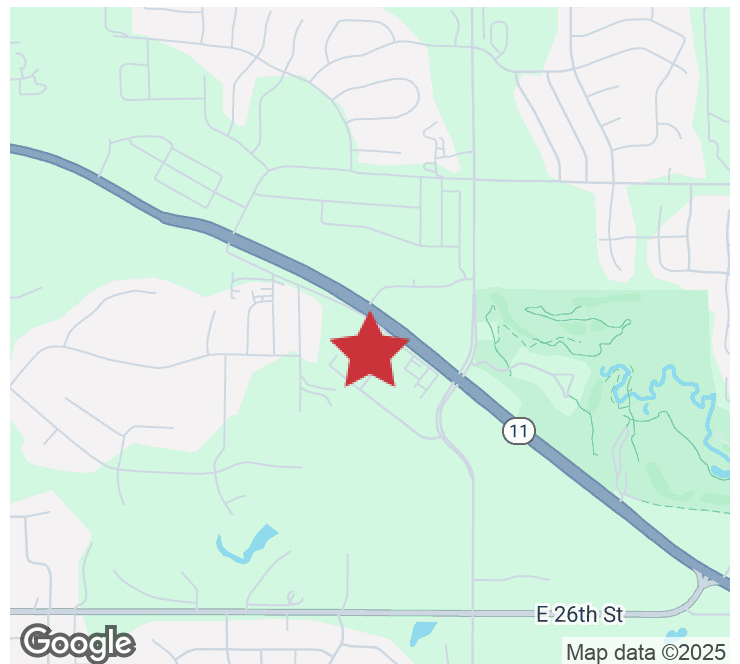
- 2,560 SF of combined shop space
- 10' x 10' overhead door
- Electric heat
- Includes office space and restroom
- 40' x 40' area with 12' ceiling
- 16' x 60' area with 9' ceiling
- 1-year minimum lease term

### LOCATION DESCRIPTION

Area Neighbors: Jay Egge Automatic Service, Roger's Plumbing & Heating, Skyline Construction Inc

Located approximately 0.5 miles west of Arrowhead Parkway, providing access to major east-west corridors and nearby commercial amenities.

Lease Rate	<b>\$2,000.00 PER MONTH GROSS + UTILITIES</b>
Vacant SF	<b>2,560 SF</b>



### BRODY ETRHEIM

Broker Associate

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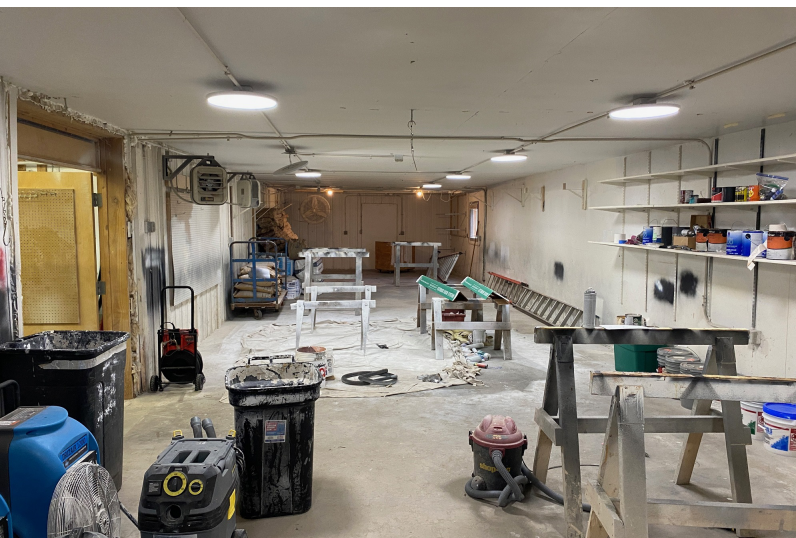
# PHOTOS

## HILLSIDE SHOP

1005 South Hillside Drive, Sioux Falls, SD 57110

# FOR LEASE

Industrial Property





**AERIAL**

**HILLSIDE SHOP**

1005 South Hillside Drive, Sioux Falls, SD 57110

**FOR LEASE**

Industrial Property





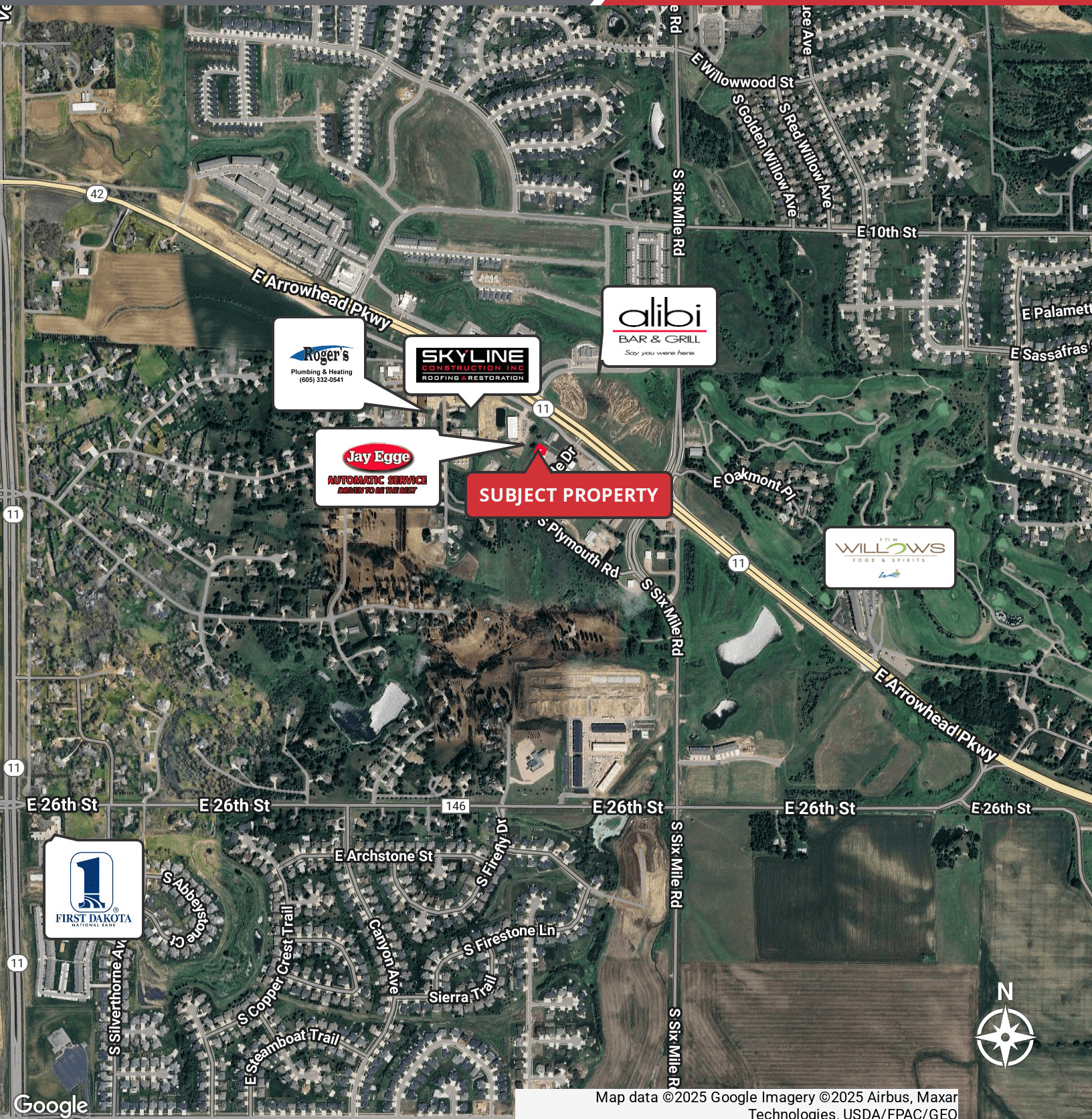
# LOCATION MAP

## HILLSIDE SHOP

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FOR LEASE

Industrial Property



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**NA** Sioux Falls

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