



## 4110 N. Hainje Avenue

Sioux Falls, SD 57104

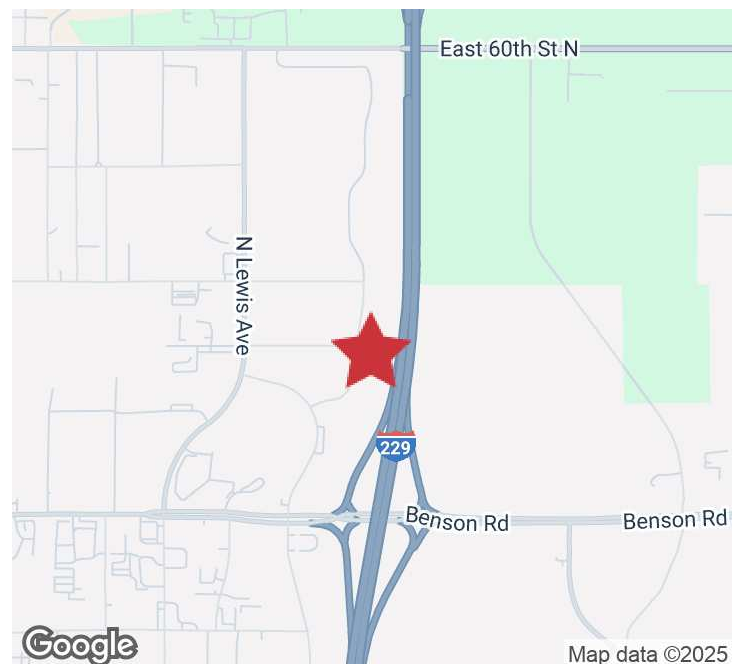
### PROPERTY HIGHLIGHTS

- 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	<b>\$2,500,000</b>
Real Estate Taxes	<b>\$29,850.22</b>
Building Size	<b>11,728 SF</b>
Lot Size	<b>4.76 AC (207,344 SF)</b>



**TROY FAWCETT, CCIM, SIOR**  
 President, Principal Broker  
 tfawcett@naisiouxfalls.com  
 605.321.2199

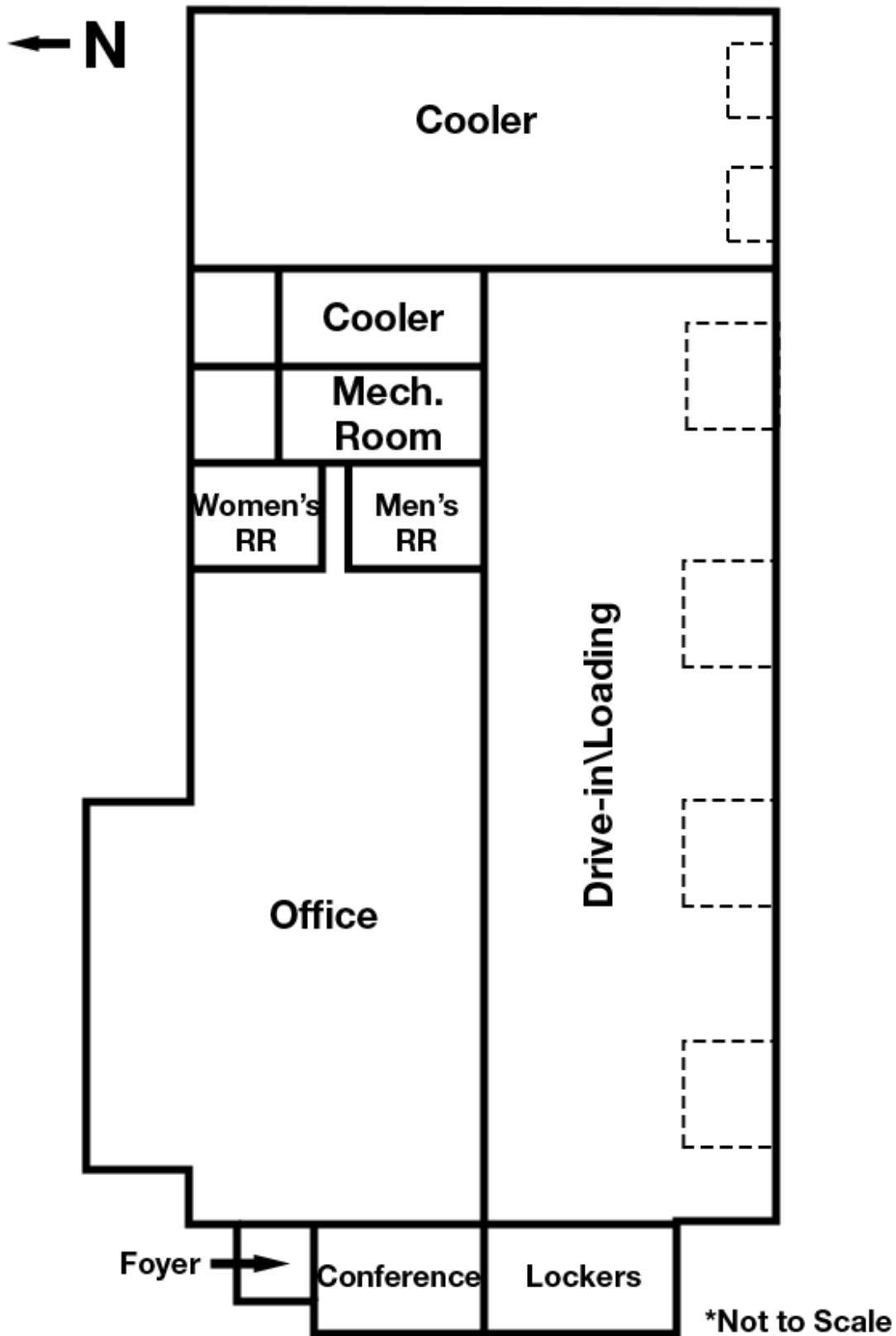
2500 W. 49th St. Suite 100  
 Sioux Falls, SD 57105  
 605.357.7100  
**naisiouxfalls.com**

# FLOOR PLAN

4110 N. HAINJE AVENUE  
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FOR SALE

Industrial Property





# PARCEL

4110 N. HAINJE AVENUE  
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Industrial Property

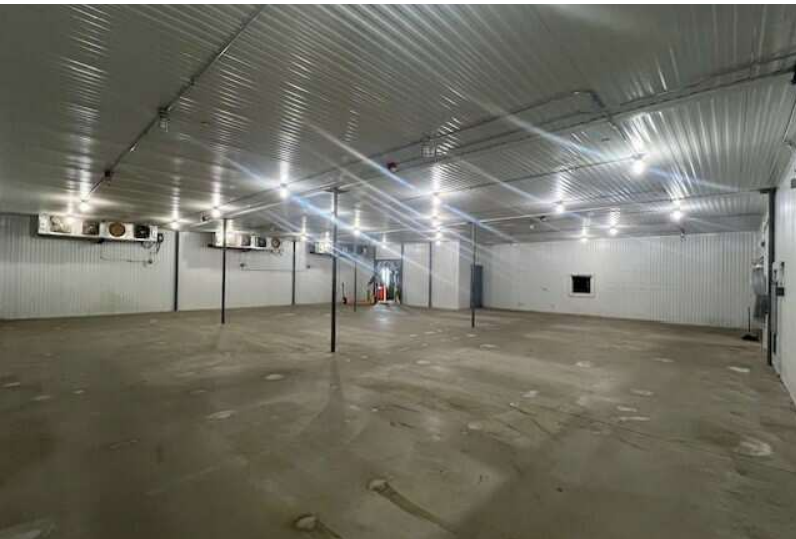




# PHOTOS

4110 N. HAINJE AVENUE  
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# AERIAL

4110 N. HAINJE AVENUE  
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# FOR SALE

Industrial Property



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