



5620 W. 9th Street Sioux Falls, SD 57107

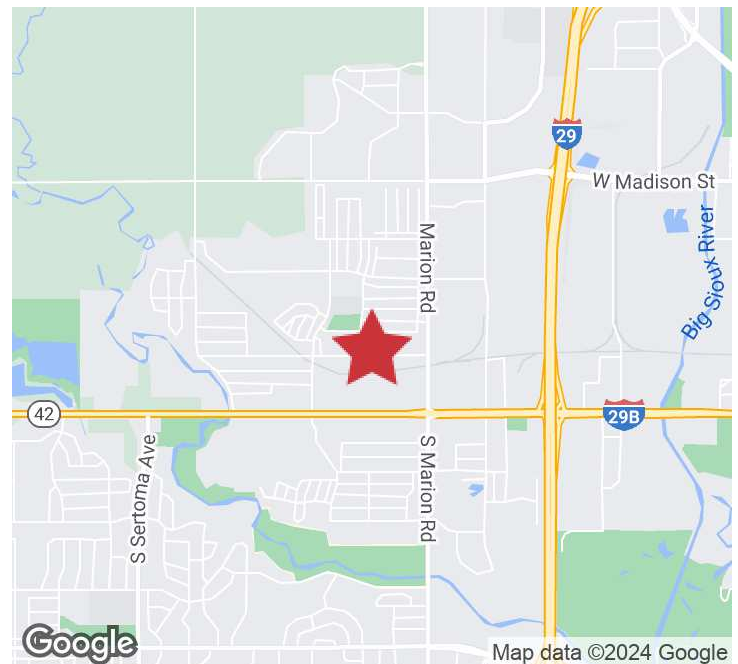
Sale Price	\$3,000,000 (\$75/SF)
Lease Rate	\$6.50/SF NNN
Zoning	I-1

PROPERTY HIGHLIGHTS

- Owner occupant opportunity - 16,000 SF vacant
- Long term tenant - AY McDonald Supply leasing 24,000 SF at \$85,680/yr NNN
- Total Building Size: 40,000 SF
- Two window offices, one non-window office, kitchen/break room, mezzanine storage above office with forklift access, reception/showroom area, two bathrooms
- Two loading docks, one large drive-in door, and fork lift door in rear
- Clear height: 16'
- Newly sprinkled and remodeled
- Two gas Reznor heaters
- New concrete storage yard on east side of building
- Lot Size: 2.21 AC (96,465 SF)
- Year Built: 1989

LOCATION DESCRIPTION

Located just north west of the 12th Street and Marion Road intersection .75 miles west of I-29
Area neighbors include: Pfeifer Implement Co, Rude Transportation, Magellan Pipeline, Sioux International, Lidel Construction, Zabel Steel



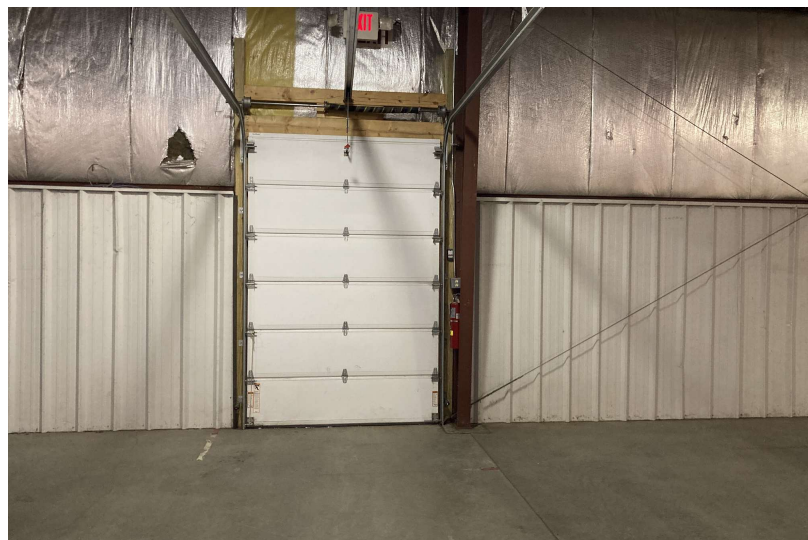
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PHOTOS

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FOR SALE OR LEASE
Industrial Space



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AERIAL

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