



200/300 W. Walnut Street Sioux Falls, SD 57104

PROPERTY HIGHLIGHTS

- **Building 1 – Large Fabrication Building & Offices: 37,794 sq. ft.**
- Year built: 1950
- 6,200 sq. ft. of office space and 31,594 sq. ft. of manufacturing space
- Sidewall height: 22' – 24'
- Includes multiple bridge cranes
- **Building 2 – Small Fabrication Building: 10,000 sq. ft.**
- Year Built: 1970
- Sidewall height: 22'
- **Building 3 – Maintenance Building: 4,534 sq. ft.**
- Year built: 1992
- Sidewall height: 16'
- **Building 4 – Paint Building: 6,824 sq. ft.**
- Year built: 1995
- Sidewall height: 20'
- **Total combined building size: 59,152 sq. ft.**
- Lot size: 4.68 acres (203,860 sq. ft.)

Sale Price	\$4,700,000
Real Estate Taxes	\$42,968.52
Lease Rate	\$7.00/SF NNN
Zoning	LIGHT INDUSTRIAL



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PARCEL

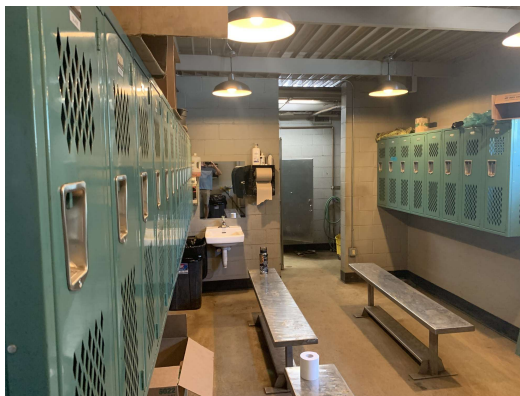
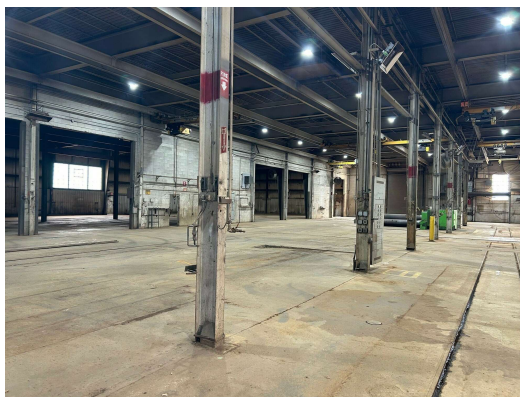
200/300 W. WALNUT STREET
Sioux Falls, SD 57104

FOR SALE OR LEASE
Industrial Property



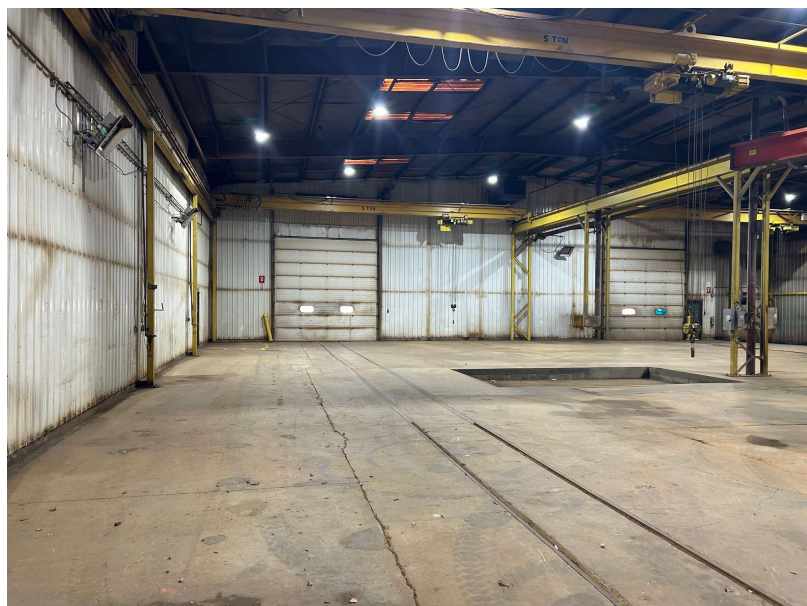
BUILDING 1 PHOTOS - LARGE FABRICATION
200/300 W. WALNUT STREET
Sioux Falls, SD 57104

FOR SALE OR LEASE
Industrial Property



BUILDING 2 PHOTOS - SMALL FABRICATION
200/300 W. WALNUT STREET
Sioux Falls, SD 57104

FOR SALE OR LEASE
Industrial Property



BUILDING 3 PHOTOS - MAINTENANCE

200/300 W. WALNUT STREET

Sioux Falls, SD 57104

FOR SALE OR LEASE

Industrial Property



BUILDING 4 PHOTOS - PAINT / EXTERIOR PHOTOS
200/300 W. WALNUT STREET
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FOR SALE OR LEASE
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AERIAL

200/300 W. WALNUT STREET

200/300 W. Walnut Street, Sioux Falls, SD 57104

FOR SALE OR LEASE

Industrial Property



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