



5200 S. Cliff Avenue
Sioux Falls, SD 57108

PROPERTY HIGHLIGHTS

- Fully conditioned garage / shop space (heated & cooled)
- Floor drain, water spigot, and sink
- On-site bathrooms
- Ideal for hobby, recreational, or personal storage use
- Building and monument signage available

LOCATION DESCRIPTION

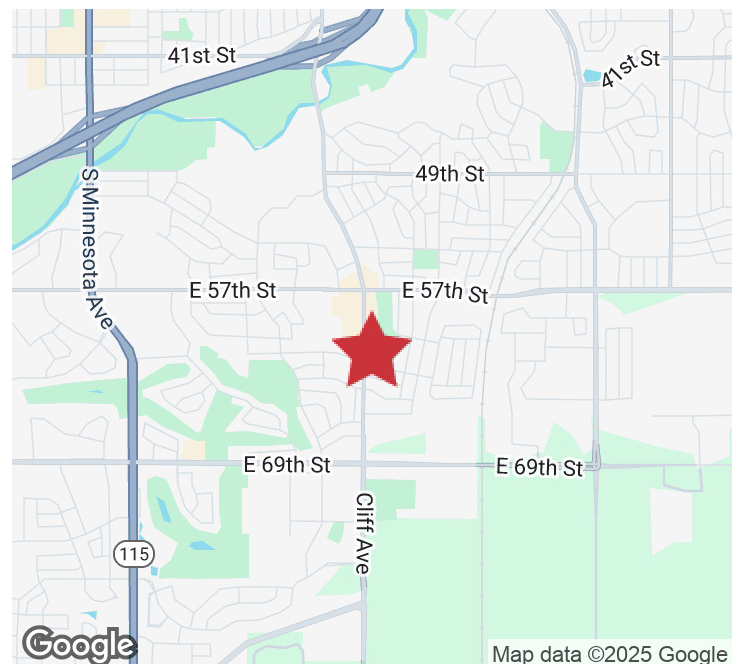
Located just south of 57th Street and Cliff Avenue

Cotenants include Sioux Falls Dental Implant Center and Scott Gilbert Construction

Area neighbors include Healthsource Chiropractic, Van Hofwegen Dental, La Petite Academy, HyVee, Wells Fargo, Falls Dental

Cliff Avenue Traffic Count: 17,400 vpd

Suite 104 - 2,145 SF	\$1,800 PER MONTH GROSS + UTILITIES
Estimated NNN Expenses	\$5.00/SF



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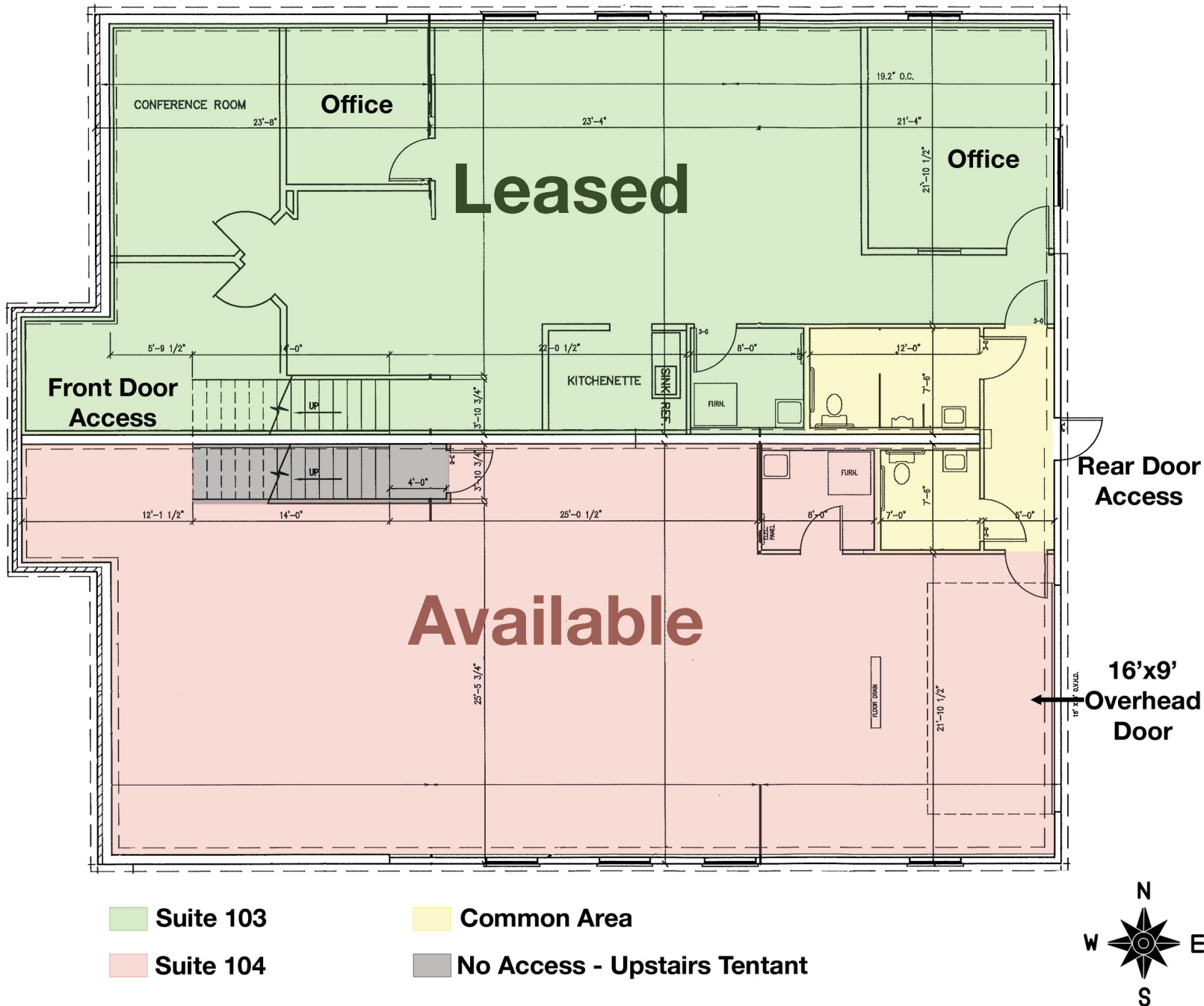
2500 W. 49th St. Suite 100
Sioux Falls, SD 57105
605.357.7100
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FLOOR PLAN

5200 S. CLIFF AVENUE
Sioux Falls, SD 57108

FOR LEASE

Office Suite



ACCESS TO PROPERTY

5200 S. CLIFF AVENUE
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SUITE 104 PHOTOS

5200 S. CLIFF AVENUE
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NAI Sioux Falls

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AERIAL

5200 S. CLIFF AVENUE
Sioux Falls, SD 57108

FOR LEASE

Office Suites



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NA Sioux Falls

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