

3701 S. Western Avenue
Sioux Falls, SD 57105

PROPERTY HIGHLIGHTS

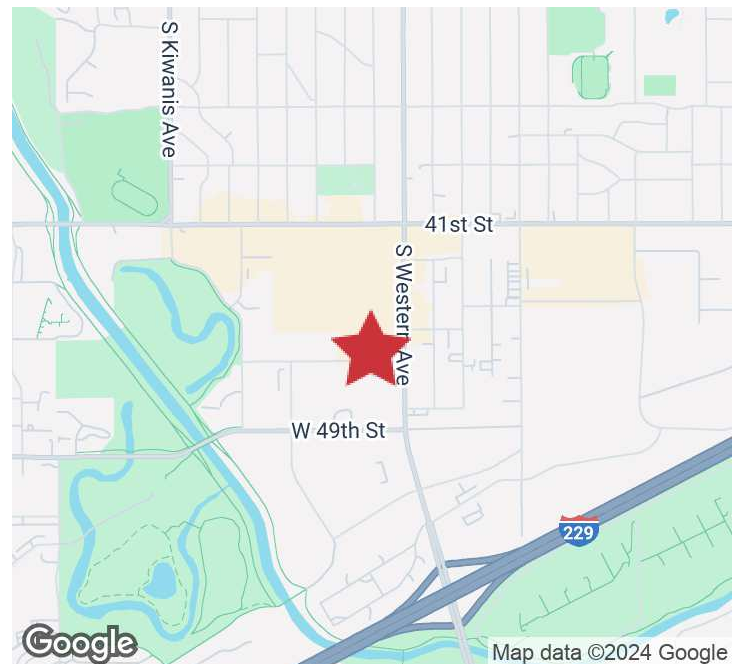
- Available immediately, space is vacant
- Five (5) dock doors
- Four (4) overhead doors
- Side wall height: 20'4"
- Showroom, office areas, breakroom, restrooms, and storage
- Space may be demised, if needed
- Contact broker for tours

LOCATION DESCRIPTION

Located just west of Western Avenue on 46th Street

Area neighbors include the Western Mall, Scheels, Active Generations, South Dakota Lottery, Runnings

Lease Rate	\$7.75/SF NNN
Building Size	28,475 SF
Zoning	WM1: WAREHOUSING & LIGHT MANUFACTURING



MARCUS MAHLEN, CCIM, SIOR
Chief Business Development Officer, SVP
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605.228.9744

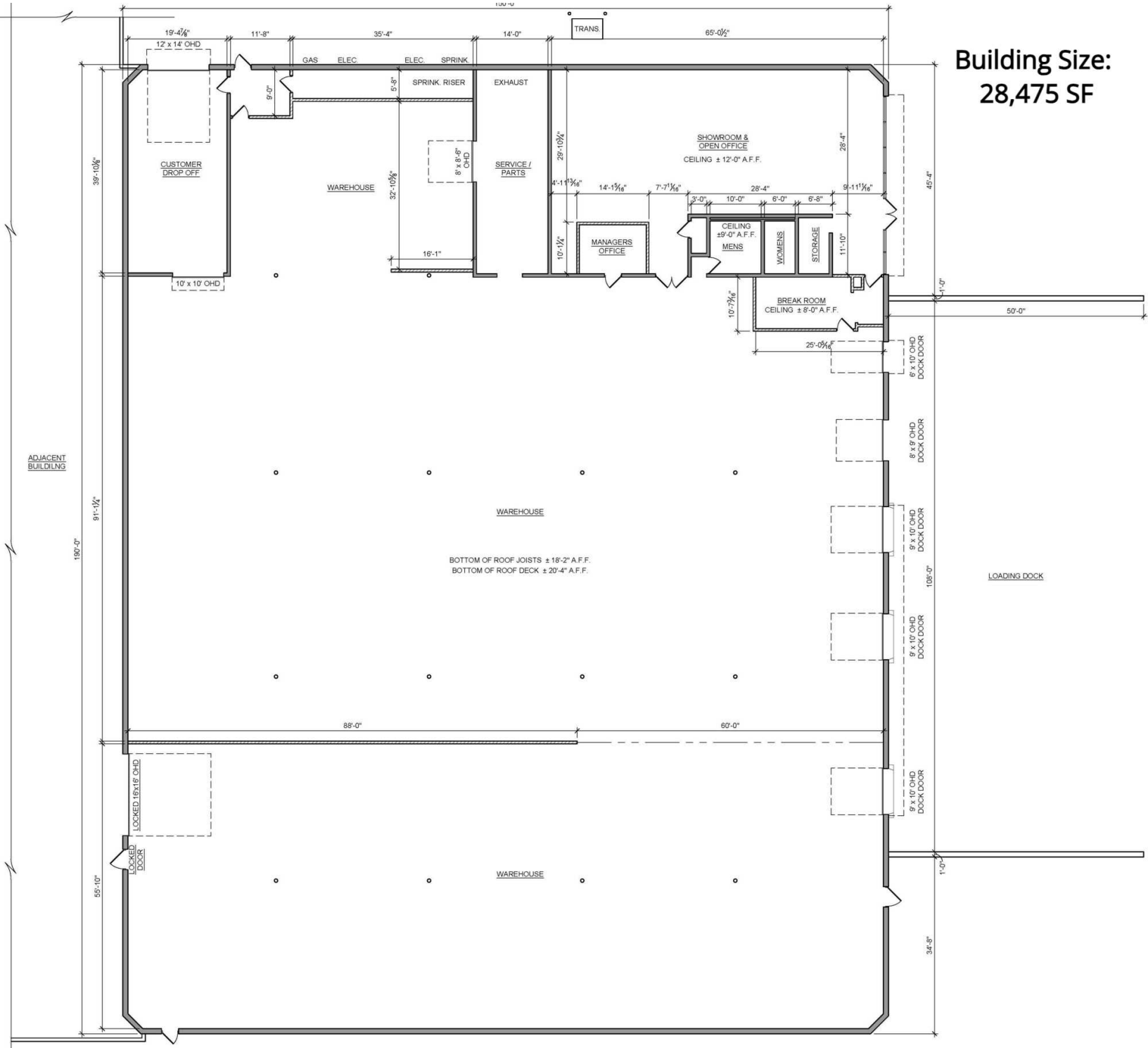
2500 W. 49th St. Suite 100
Sioux Falls, SD 57105
605.357.7100
naisiouxfalls.com

FLOOR PLAN

3701 S. WESTERN AVENUE
Sioux Falls, SD 57105

FOR LEASE
Industrial Space

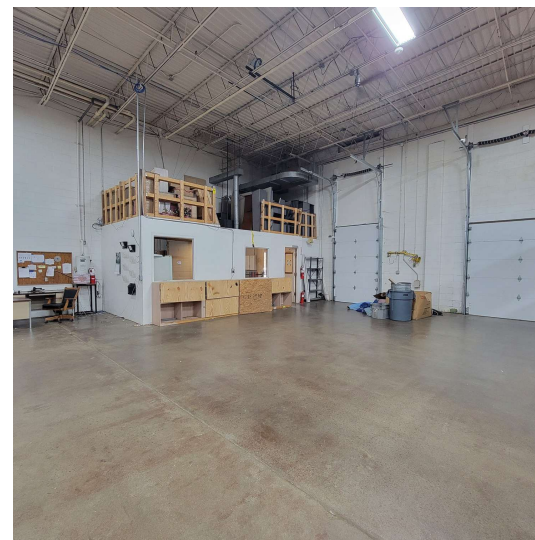
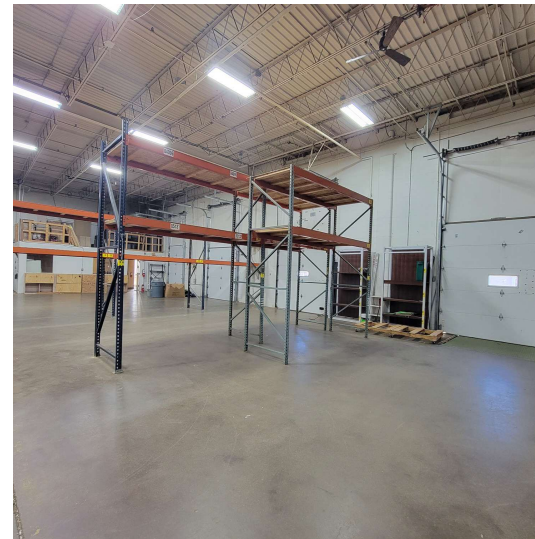
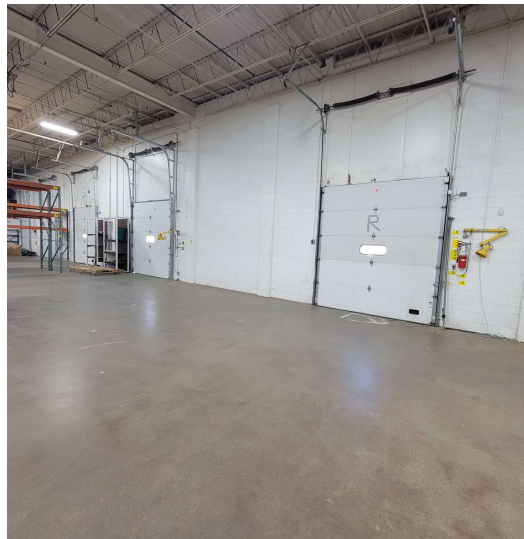
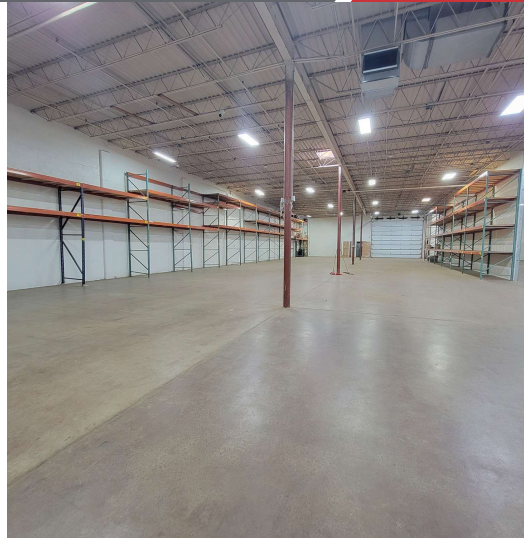
Building Size:
28,475 SF



PHOTOS

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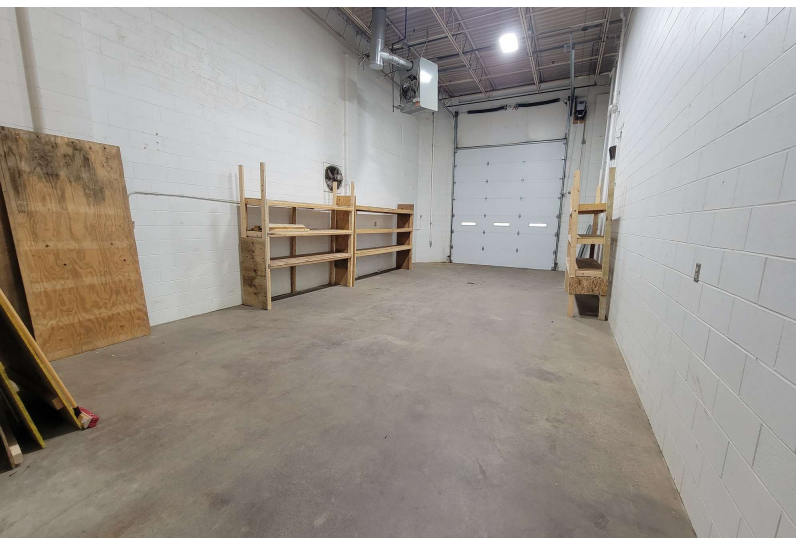
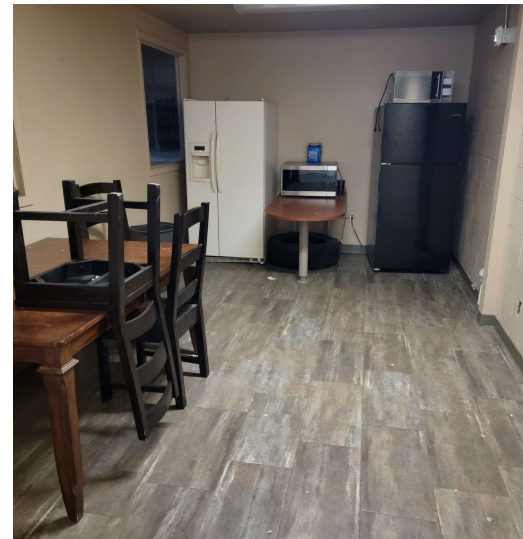
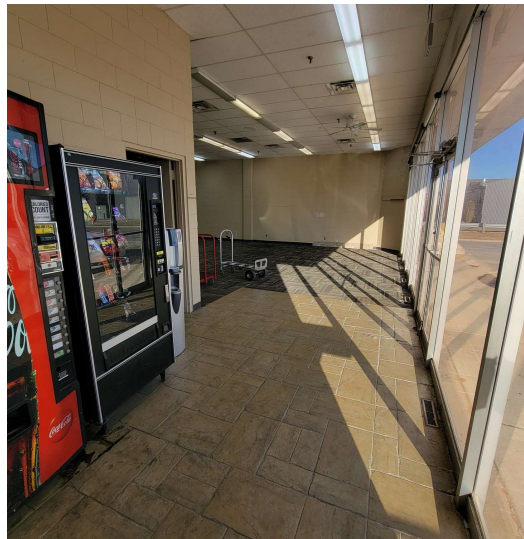
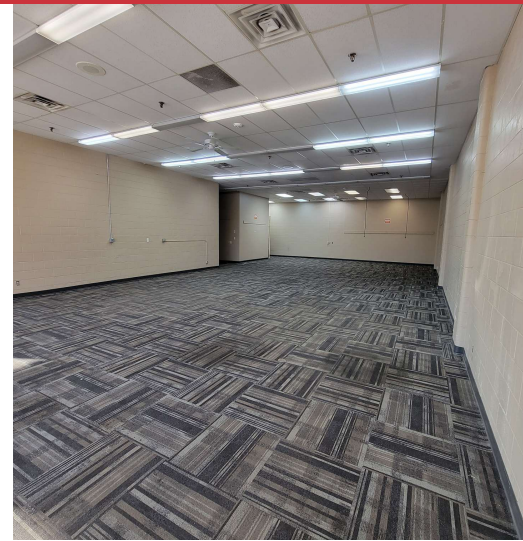
FOR LEASE
Industrial Space



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FOR LEASE
Industrial Space



AERIAL

3701 S. WESTERN AVENUE
Sioux Falls, SD 57105

FOR LEASE

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Google

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