



### 3616 N. Cliff Avenue Sioux Falls, SD 57104

#### PROPERTY HIGHLIGHTS

- Flexible warehouse with 1,200 SF of office space for sublease
- One loading dock and one 12' drive-in bay
- Height range: 10'-14'
- Reznor heat
- Small mezzanine area for storage
- Excess yard space
- Easy access off Cliff Avenue & Benson Road
- Zoning: I-1
- Sublease Expiration: June 30, 2027
- Current tenant will initiate moving out upon a subtenant offer to sublease. Timeline to vacate will be roughly 1-2 months

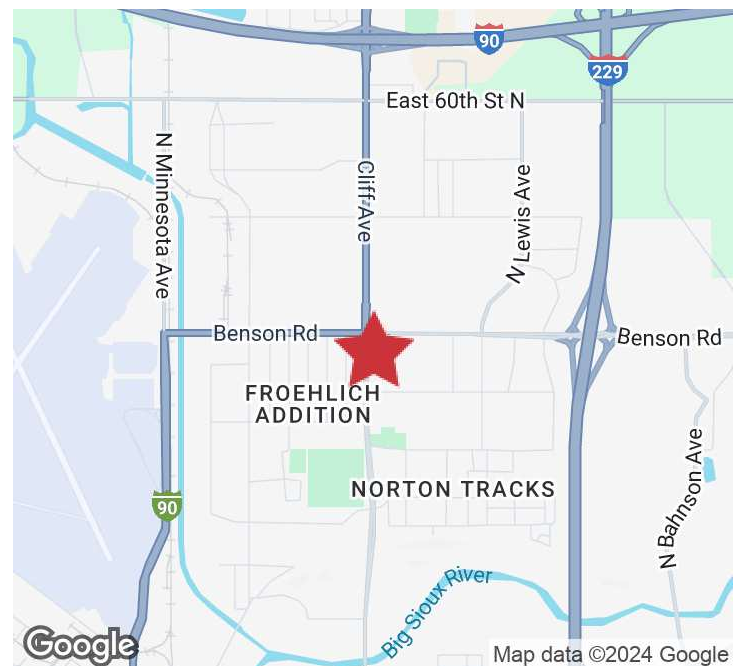
#### LOCATION DESCRIPTION

Located on Cliff Avenue just south of Benson Road

Area neighbors include Tractor Supply Co, O'Reilly Auto Parts, MAC's Hardware

Cliff Avenue Traffic Count: 12,200 vpd

|               |                                      |
|---------------|--------------------------------------|
| Sublease Rate | <b>\$4,187.31/MO (\$6.01/SF) NNN</b> |
| Building Size | <b>8,360 SF</b>                      |
| Lot Size      | <b>1.02 AC</b>                       |



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# PARCEL

3616 N. CLIFF AVENUE  
Sioux Falls, SD 57104

# FOR SUBLEASE

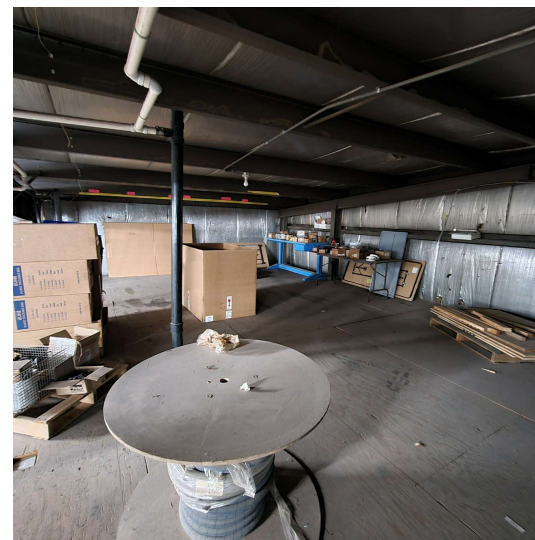
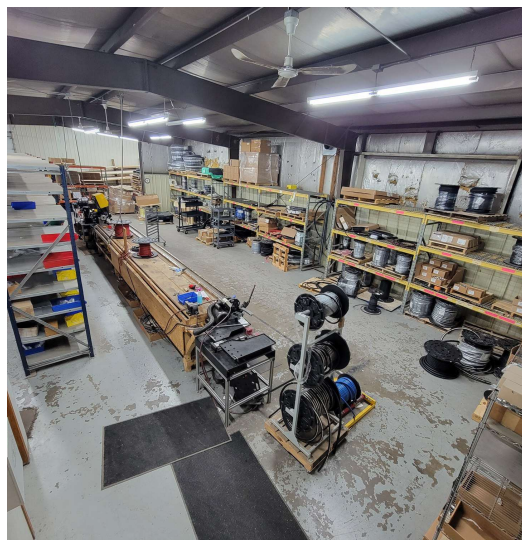
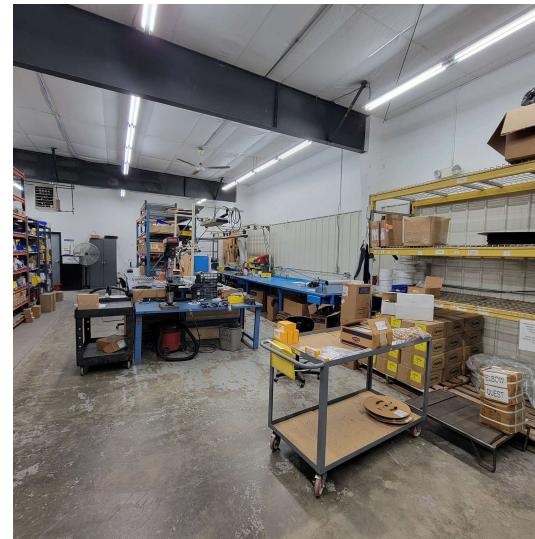
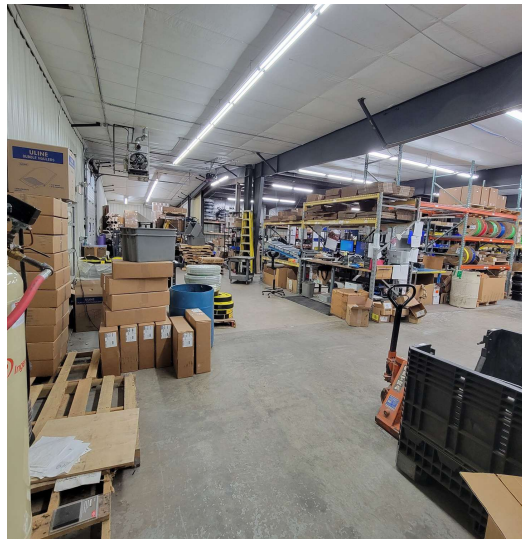
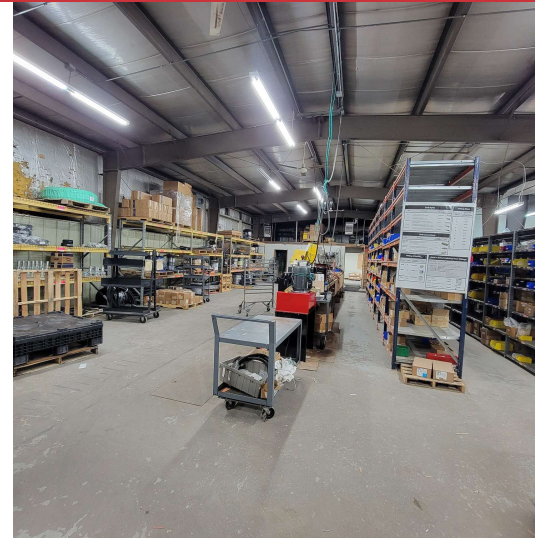
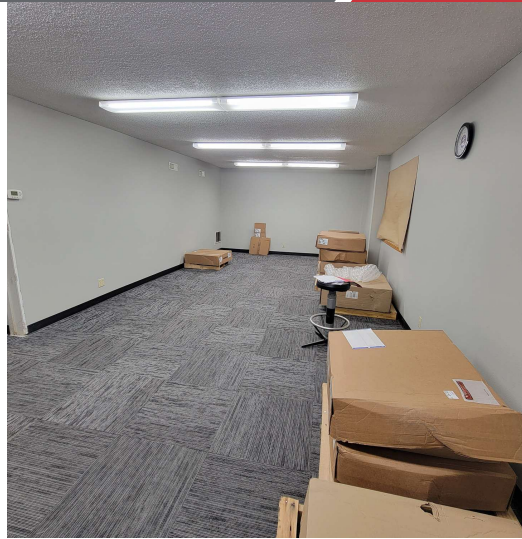
Industrial Property



# PHOTOS

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Sioux Falls, SD 57104

FOR SUBLEASE  
Industrial Property



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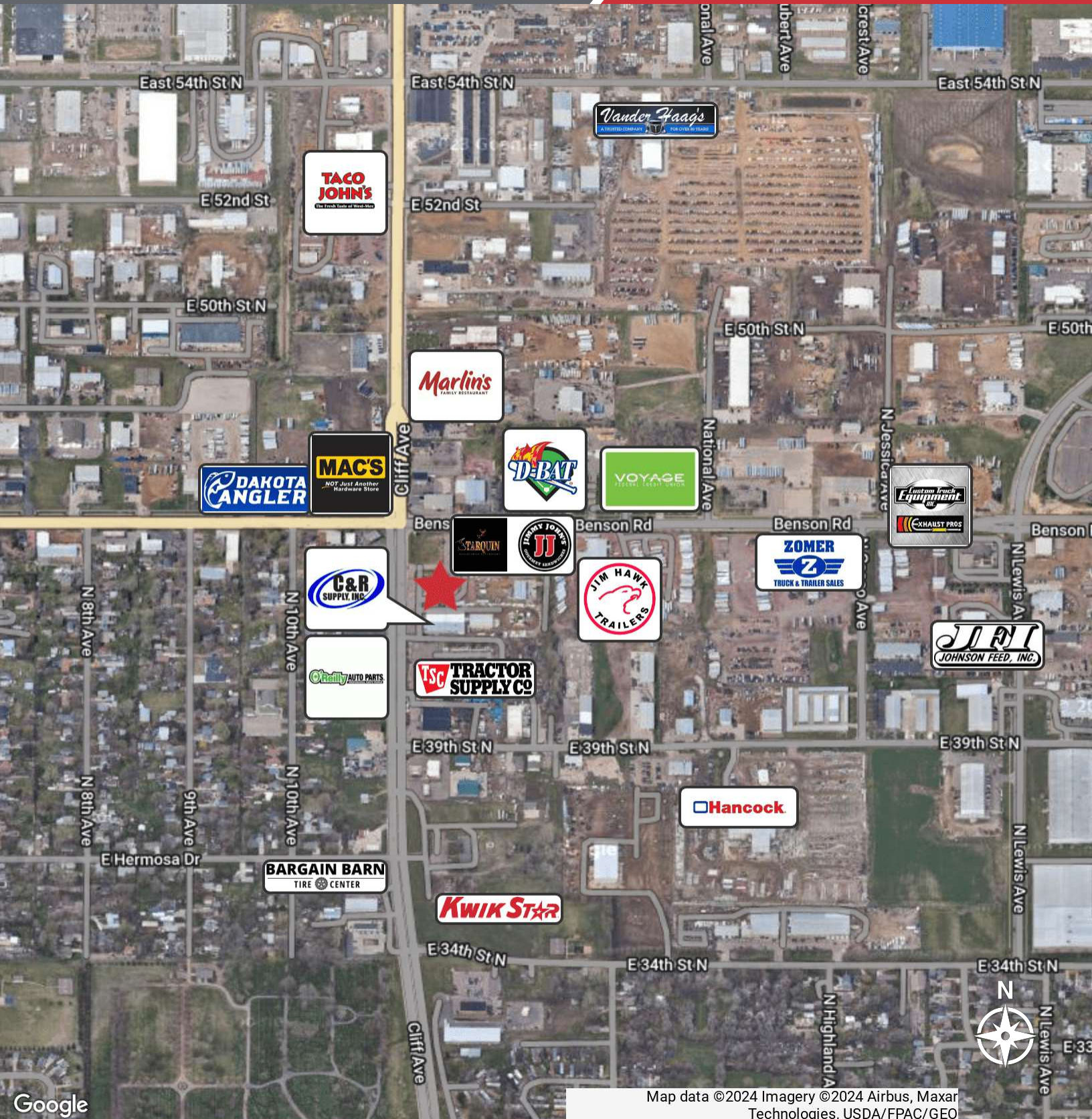
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Industrial Property



# AERIAL

3616 N. CLIFF AVENUE  
Sioux Falls, SD 57104

FOR SUBLEASE  
Industrial Property



Google

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