



DSG Warehouse and Offices on St. Paul Avenue

3610 North St. Paul Avenue Sioux Falls, SD, 57104



Very well located warehouse/office in the Myrl and Roy's Development on Benson Road and I-229. Building sits on 123,672 sq. ft. of land.

Current Tenants lease ends February 1, 2020.

Additional 92,730 sq. ft. storage yard to the north of building can be purchased for \$449,000. Land has been improved with gravel base, storm drains and six foot fencing. See broker for land details.

Building is in excellent shape and the main floor contains 36,736 sq. ft. of warehouse/office and a mezzanine level that includes approximately 5,000 sq. ft. of mezzanine office/storage space.

Main floor office of approximately 3,000 sq. ft. has two offices, two bathrooms and large open area for cubicles.

Two mezzanine areas with one being a 2,000 +/- sq. ft. parts storage area and the other being a 3,000 +/- sq. ft. office with three offices, two bathrooms, conference room, break room and open area for four cubicles.

Warehouse includes two dock doors with dock levelers, two 12 X 12 overhead doors and one 14 X 25. Main floor also includes approximately 2,000 sq. ft. of heated and cooled shop work area. Ceiling height is 26 feet.

Main building and land must sell before north parcel can be bought separately.

All racking is available for purchase from the tenant.

BA/LA 2.5%

SALE/LEASE

Price

\$2,800,000

Addl. Pricing: Cash or NNN

Details

Type: Retail, Warehouse, Industrial

Lot / Land Area: 123,672

Available: Available for sale now. Occupied by Tenant until February 28, 2020

Zoning: I-1

Taxes: \$37,561.42

Utilities: Tenant

Year Built: 2002

Stories: 2

Baths: 3+

Parking: On Site, Paved

Parking Capacity: 51+

Construction: Metal

Floors: Carpet, Concrete

Roof: Metal

Heat: Central, Unit Heater

Heat Source: Natural Gas

Air Conditioning: Central, Office Only

Loading: Drive-In, Dock High

Services: Sanitation Sewer, Natural Gas, Curb/Gutter, City Water

Safety Features: Sprinkler, Fire Alarm, Smoke Detector, Exterior Lighting, Security Fence, Fire Sprinkler System

Terms: Cash

Showing Instructions: Call Broker, 24-Hour Notice

Possession: Negotiable

Access: Interstate One Mile, City Street

Road Surface: Asphalt, Asphalt

Disability Access: Ramped Entrance, Handicapped Parking

Sale Includes: Building(s)

Lease Includes: Building(s), Land



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Information deemed reliable but not guaranteed

Additional Photos



Information deemed reliable but not guaranteed