



## Former Firestone/Zing Building

301 South Minnesota Avenue Sioux Falls, SD, 57104



Retail/flex building located on the corner of W 11th Street and Minnesota Avenue, Sioux Falls.

Excellent retail location with very high visibility. Located on a intersection with a combined daily traffic count of 34,000 vehicles.

Suite 1: 3,157 SQFT. \$12 NNN = \$3,157 month NNN. Estimated NNN is \$3.50/SQFT

Suite 3: 1,266 SQFT on main and 4,855 SQFT Upper. Price negotiable.

Building is comprised of retail and flex/warehouse space. Upper level flex space includes a conveyor system to bring product up and down.

Co-tenant is Conversation Piece retailer.

Prorated Utilities

## FOR LEASE

### Price

\$12 / Square Foot  
**Addl. Pricing:** NNN

### Details

**Type:** Other, Retail, Warehouse

**Space Available:** 3,157 - 9,278 SqFt

**Available:** Immediately

**Zoning:** C-2

**Taxes:** \$11,930.04 - Prorated

**Utilities:** Tenant - Prorated

**Year Built:** 1966

**Stories:** 2

**Baths:** other

**Parking:** On Site

**Parking Capacity:** 21-50

**Roof:** Tar and Gravel

**Heat:** Central

**Heat Source:** Natural Gas

**Air Conditioning:** Central

**Loading:** Drive-In

**Showing Instructions:** Call Broker

**Possession:** Negotiable

**Access:** City Street

\$3,157/month NNN estimated at \$3.50/SQFT

6,121 SQFT Upper Level Storage optional

6 Drive 14' Overhead Doors

Highly Visible Location



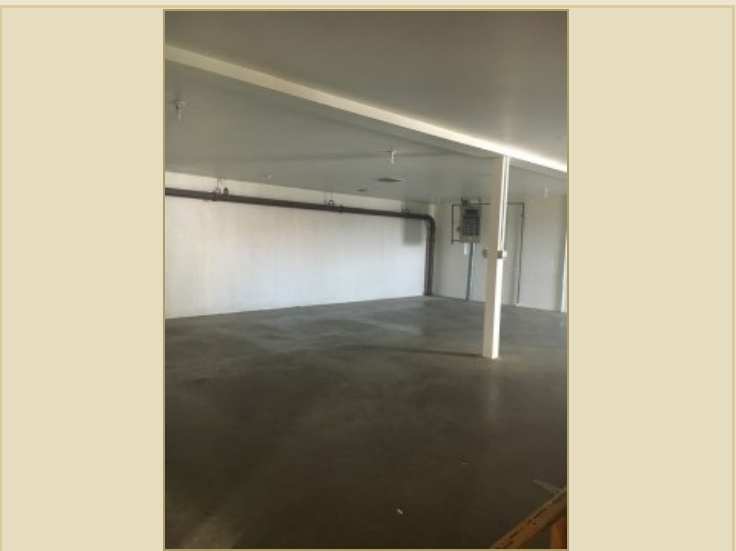
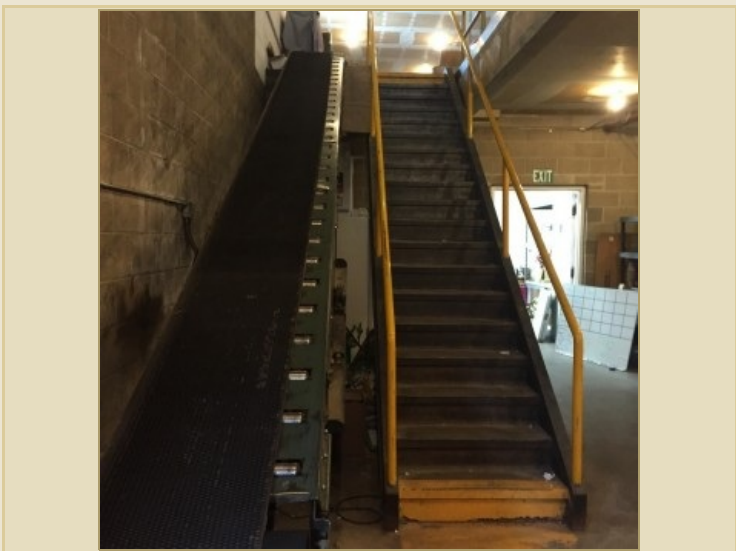
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Information deemed reliable but not guaranteed

# Additional Photos



Information deemed reliable but not guaranteed

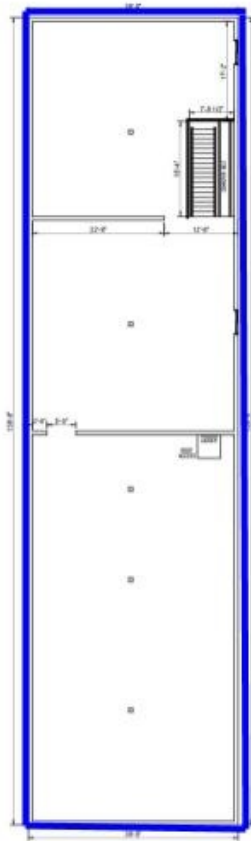


# Location



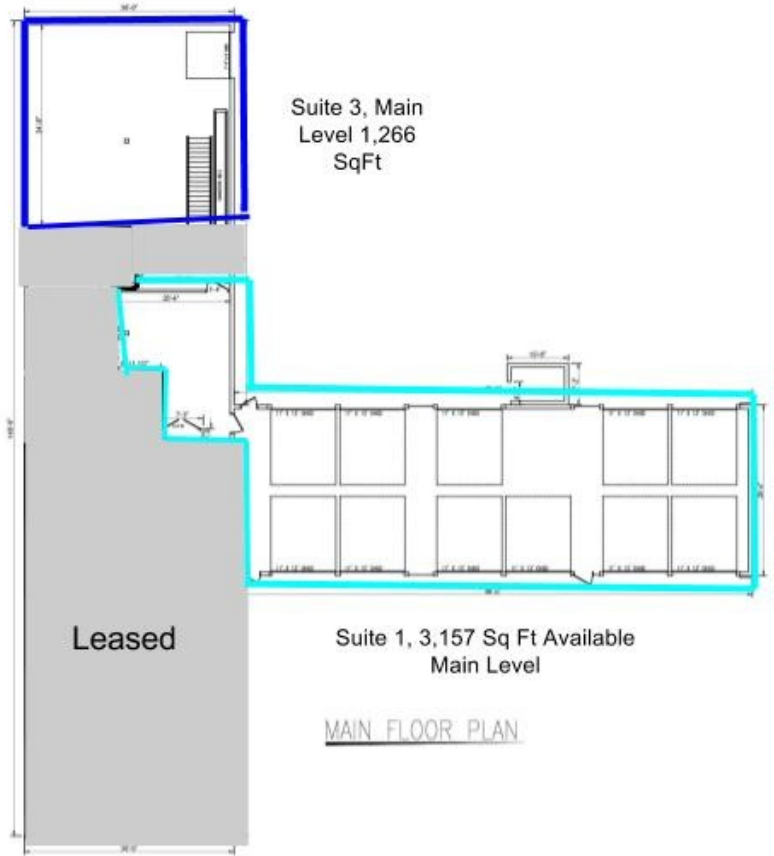
Information deemed reliable but not guaranteed

Suite 3,  
Upper  
Level 4,855  
SqFt



UPPER FLOOR PLAN

Suite 3, Main  
Level 1,266  
SqFt



Leased

Suite 1, 3,157 Sq Ft Available  
Main Level

MAIN FLOOR PLAN

NOTES:  
-ALL EXT. WALLS ARE 20K  
-ALL INT. & GARAGE WALLS ARE 20K UNLESS NOTED  
-ALL DIMENSIONS TO BE VERIFIED BY CUSTOMER  
-INFO. HEREIN IS DEEMED RELIABLE, BUT NOT GUARANTEED  
-WIND BRACE AS REQUIRED OR AS ENGINEERED



HARR-LEMMÉ REAL ESTATE	
BY: ALEX HOGGENDORRN	DATE: 4/18/2017
TITLE: MAIN FLOOR PLAN	SCALE: 1/16" = 1'-0"
PHONE: 605-323-7838	REF: RL105-62

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