

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
Add. 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



Kirby Proehl

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Sioux Falls, SD 57110
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kirby@harr-lemme.com

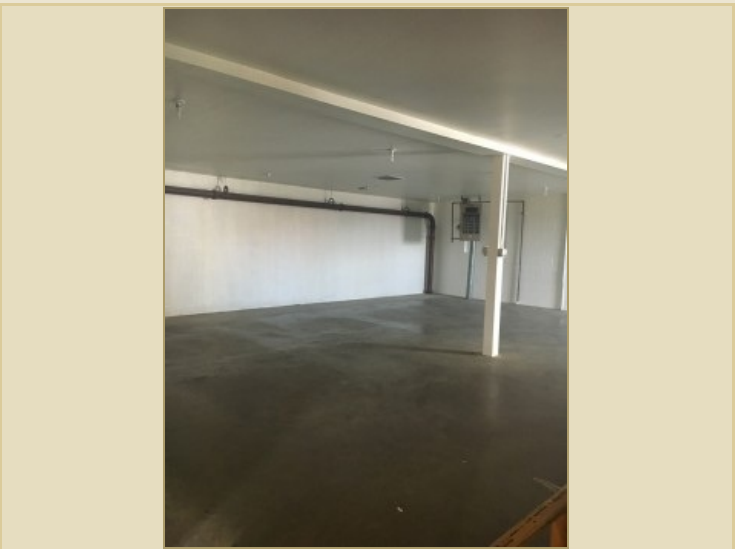
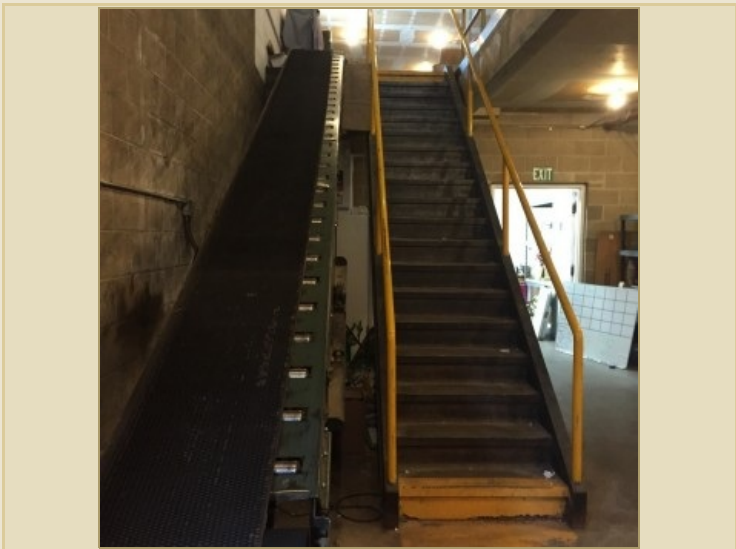


Paul Gourley

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Sioux Falls, SD 57110
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phgourley@gmail.com

Information deemed reliable but not guaranteed

Additional Photos



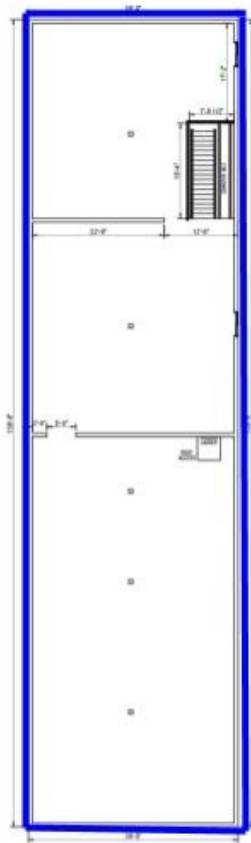
Information deemed reliable but not guaranteed

Location



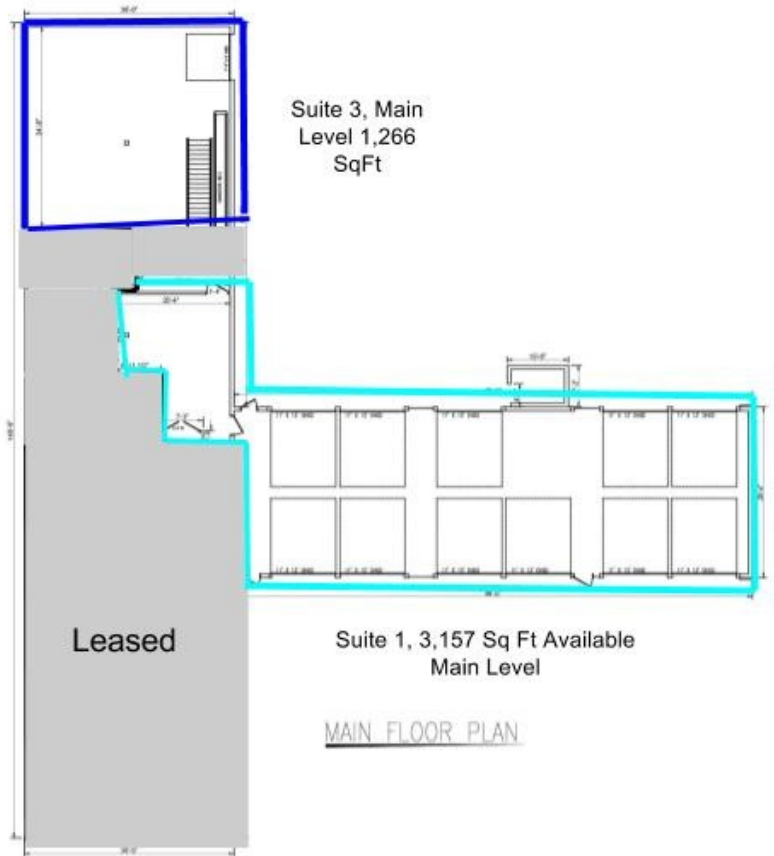
Information deemed reliable but not guaranteed

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: 1-800-323-7838	REF: RL105-62

Information deemed reliable but not guaranteed