



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



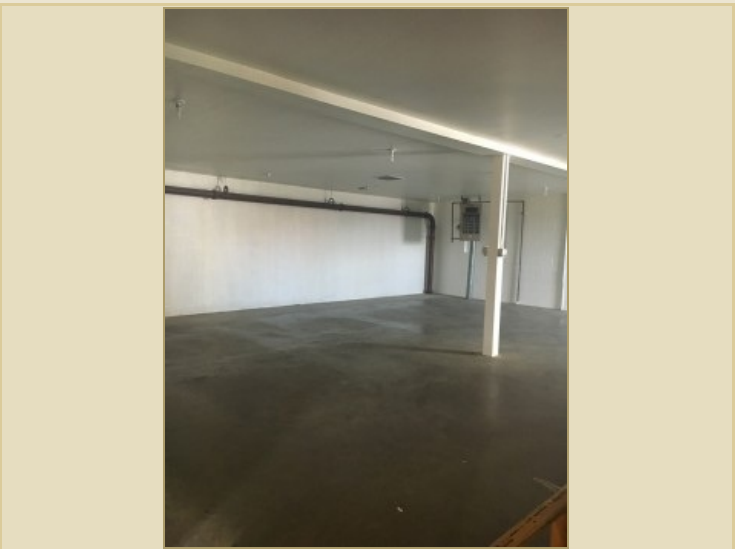
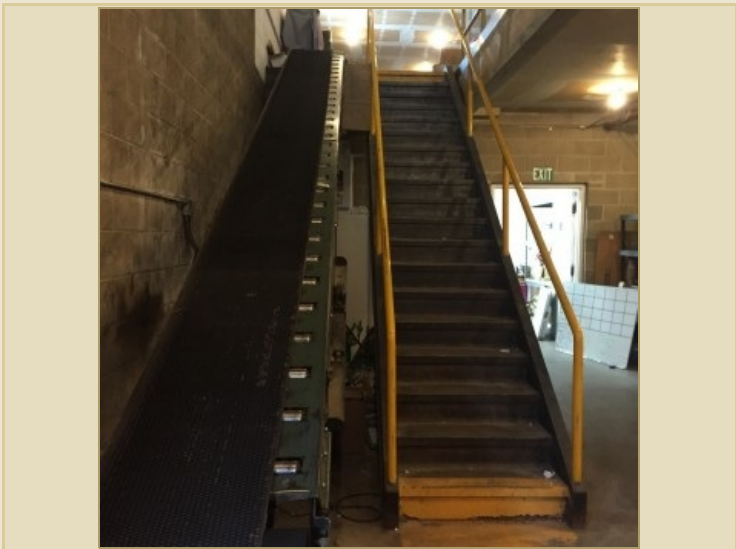
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Information deemed reliable but not guaranteed

Additional Photos



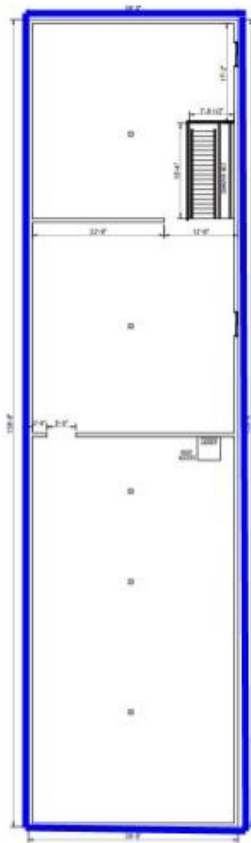
Information deemed reliable but not guaranteed

Location



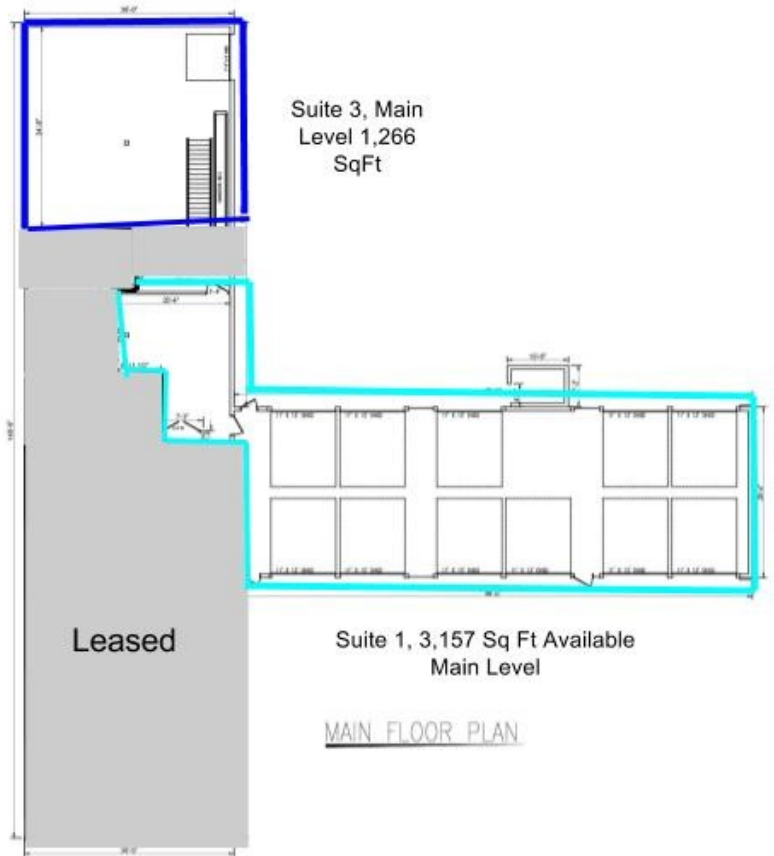
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Suite 3,
Upper
Level 4,855
SqFt



UPPER FLOOR PLAN

Suite 3, Main
Level 1,266
SqFt



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	
DATE	4/18/2017
DRAWN BY	ALEX HOGGENDORRN
PROJECT	MAIN FLOOR PLAN
SCALE	1/16" = 1'-0"
PLANT	11-605-323-7838
REV	RE105-62

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