



Grocery Wholesale Building Tea Exit

47065 271st Street Sioux Falls, SD, 57108



Highly visible retail/warehouse building at the Tea exit, located just east of Thornton Carpet.

This is a sub-lease, but depending on the amount of square footage taken and lease term, it could be a fresh lease with landlord.

Three phase power and two overhead doors.

Building is flexible and can be leased at a minimum of 7,200 or 11,000 and 18,500 sq. ft. options.

The front 7,200 sq. ft. of retail/warehouse space is for lease at \$4.60 gross plus utilities, snow and lawn. The additional 4,000 of warehouse is \$4.00 and an additional 11,500 sq. ft. Quonset can be leased at an additional \$3.00 per sq. ft. gross plus utilities, snow and lawn. Call Agents for details.

New carpet and paint in the office area in the last two years. Front retail building space consists of one office, two bathrooms, storage area and showroom area. New lights in the warehouse areas.

FOR LEASE

Price

\$4.60

Addl. Pricing: \$3.00 to \$4.60 PSF plus utilities and CAM

Details

Type: Retail, Warehouse, Industrial

Available: Immediately

Zoning: Commercial/Industrial

Taxes: Landlord

Utilities: Tenant

Misc: Snow and Lawn by Tenant

Stories: 1

Baths: 2

Parking: On Site

Parking Capacity: 21-50

Construction: Metal

Roof: Metal

Heat Source: Propane

Air Conditioning: Office Only

Loading: Drive-In

Services: Natural Gas

Showing Instructions: Call Broker

Possession: Immediate

Access: Interstate One Mile

Disability Access: Level Lot

Lease Includes: Building(s)

Amenities: Loading Dock



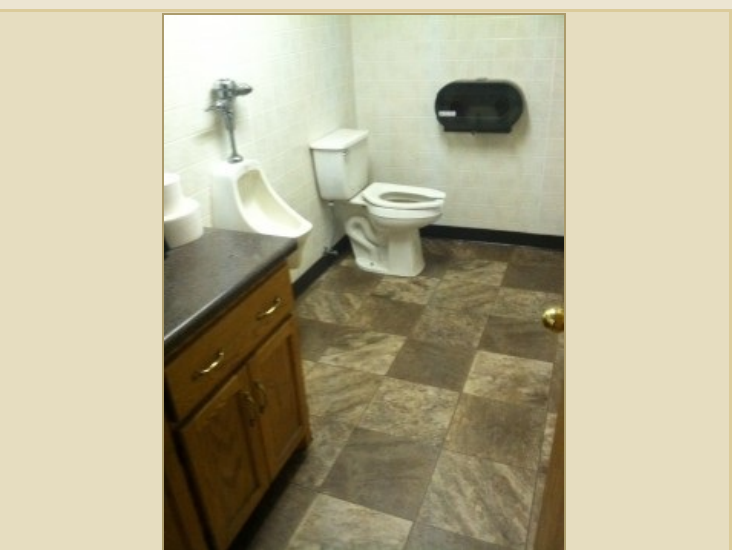
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Information deemed reliable but not guaranteed

Additional Photos



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