

Guthrie Building 517 North Kiwanis Ave **FOR LEASE**

517 North Kiwanis Avenue Sioux Falls, SD, 57104



Tilt-up concrete warehouse/flex building on Kiwanis Avenue.
High visibility with great access to anywhere in the city and I-29.
Either 7,170 sq. ft. up to or 9,510 sq. ft. is available.
Includes two bathrooms & both in-floor and reznor heat.
One 14 X 20 overhead door and two 12 X 12 overhead doors.
Landlord will make improvements with acceptable lease.
Neighbors include Gas Stop, Family dollar, Casey's General Stores and Ace Neon.

Price

\$5.25 / Square Foot
Addl. Pricing: NNN

Details

Type: Retail, Warehouse, Industrial
Space Available: 7,170 to 9,510 +/-
Available: Immediately
Zoning: Commercial
Taxes: \$.90 +/- psf
Utilities: Tenant
Year Built: 1984
Stories: 1
Baths: 2
No. Units: 3
Parking: On Site
Construction: Tilt-up
Floors: Concrete
Roof: Metal
Heat: Hot Water
Heat Source: Natural Gas
Loading: Drive-In
Services: Sanitation Sewer, Natural Gas, Curb/Gutter, Bus, City Water
Showing Instructions: Call Broker
Possession: Immediate
Access: Interstate One Mile, City Street
Road Surface: Concrete, Concrete
Disability Access: Level Lot
Disclosure: Information Deemed...

Information deemed Reliable but not Guaranteed



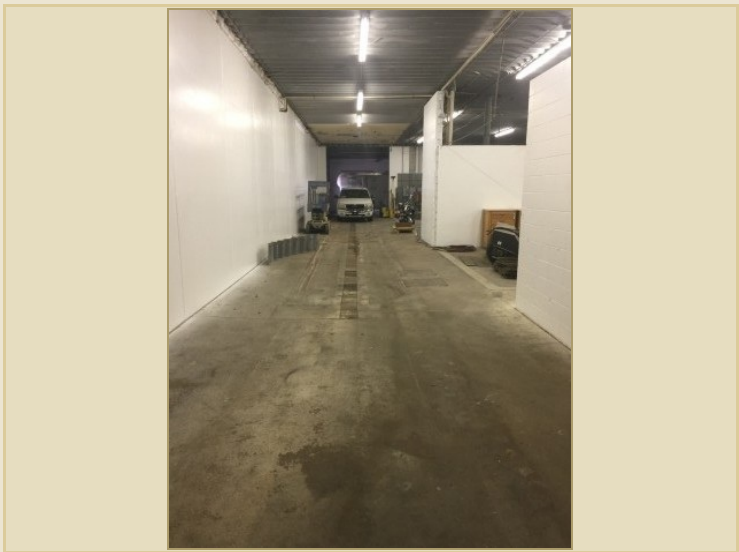
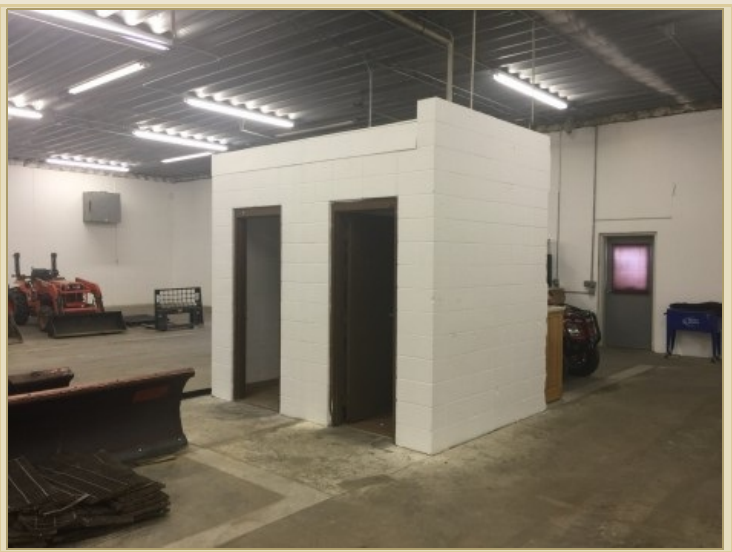
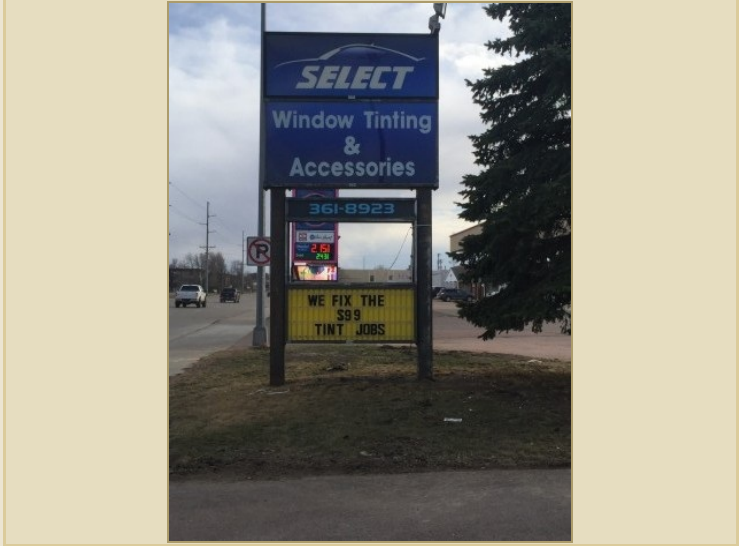
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Additional Photos



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