



Holz Haus Building @ The Western Mall

3400 S. Sheldon Lane Sioux Falls, SD, 57105



Available January 2020
Excellent visibility and access
27 parking spaces; 18" sidewall height
A/C throughout; 400 amp 3 phase power
Large open floor plan/retail area
Break room & three offices---14x20office near showroom
10,200 square feet building on a 37,500 SF lot
Extra 1/2 acre lot to the east of the building
Room for expansion!

FOR LEASE

Price

\$12 / Square Foot
Addl. Pricing: NNN

Details

Type: Retail, Office, Industrial, Investment
Available: January 2020
Zoning: C-2
Taxes: \$16,613
Insurance: \$2,400
Misc: TBD
Year Built: 1998
Stories: 1
Baths: 2
Parking: On Site
Parking Capacity: 51+
Construction: Tilt-up
Floors: Concrete
Roof: Tar and Gravel
Heat: Central
Heat Source: Natural Gas
Air Conditioning : Central
Loading: Drive-In
Services: Sanitation Sewer, Natural Gas, Curb/Gutter, Bus, City Water
Terms: Cash
Showing Instructions: Appointment Necessary
Possession: Subject to Tenant
Access: City Street
Road Surface: Asphalt, Asphalt
Disability Access: Level Lot
Excellent 41st St area location!
Built in 1998---18' side walls
Concrete surfaced parking
27 parking spaces
37,541 SF Lot



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Information deemed reliable but not guaranteed

Additional Photos

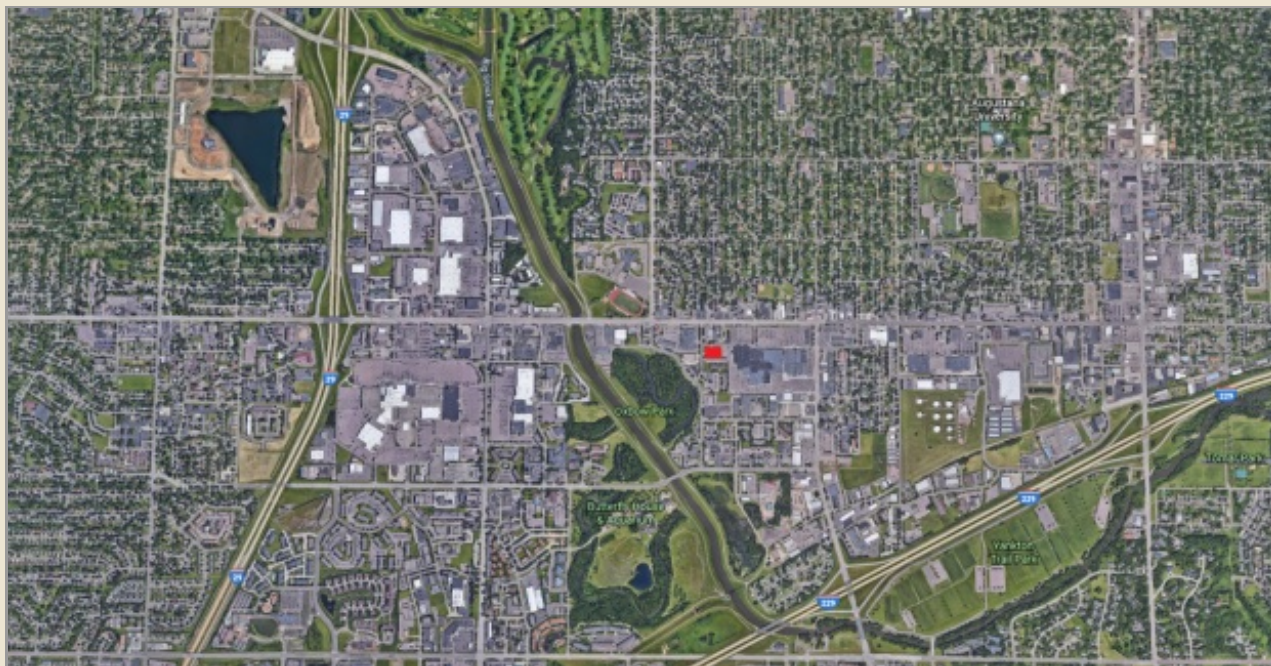


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Location Maps



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