

## Lipetzky Building For Lease

27082 Mueller Place Sioux Falls, SD, 57105



7,900 SF shop space and office available for lease  
14' Sidewall height; finished shop with floor drains  
2 Over head doors (each 12'x12')  
Reception area and two offices  
Excellent accesss from I-29  
NNN lease plus utilities

## FOR LEASE

### Price

\$5.85  
Addl. Pricing: NNN

### Details

**Type:** Office, Warehouse, Industrial  
**Space Available:** 7,900  
**Available:** December 01, 2020  
**Zoning:** Commercial  
**Utilities:** Tenant  
**Construction:** Metal  
**Floors:** Concrete  
**Roof:** Metal  
**Heat:** Space Heater  
**Heat Source:** Natural Gas  
**Air Conditioning:** Office Only  
**Loading:** Drive-In  
**Possession:** Negotiable  
**Access:** HOA Road  
**Road Surface:** Gravel, Gravel  
**Disability Access:** Level Lot  
**Lease Includes:** Building(s), Land



**Kirby Proehl**  
5735 E 41st Street  
Sioux Falls, SD 57110  
Cell: 605-366-8030  
Fax: 605-371-1560  
kirby@harr-lemme.com



**Brad Gullickson**  
5735 E 41st Street  
Sioux Falls, SD 57110  
Cell: 605-351-4271  
Fax: 605-371-1560  
brad@harr-lemme.com

Information deemed reliable but not guaranteed

# Additional Photos



Information deemed reliable but not guaranteed