



North C Avenue Warehouse With Dock Access

FOR LEASE

1404 North C Avenue Sioux Falls, SD, 57104



Very clean light industrial warehouse space available now!
4,800 SF with a 1,200 SF mezzanine (6,000 total)
Shared dock access
Mezzanine level in warehouse area
Three offices, 2 bathrooms, upper floor board room.
10' x 12' Drive-in door; concrete parking apron
Easy access off of Russell Street and to I-29
200 amp electric service; 20' side wall height

Price

\$2,500 / Month
Addl. Pricing: NNN

Details

Type: Warehouse, Industrial
Space Available: 6000
Available: Immediately
Zoning: Commercial
Utilities: Tenant
Total EXP: \$1.10
Stories: 1
Baths: 1
No. Units: 1
Parking: On Site
Parking Capacity: 11-20
Construction: Metal
Floors: Carpet, Concrete
Roof: Metal
Heat: Unit Heater
Heat Source: Natural Gas
Air Conditioning : Office Only
Loading: Drive-In, Dock High
Services: Sanitation Sewer, Natural Gas, Curb/Gutter, City Water
Showing Instructions: Call Broker
Possession: Immediate
Access: City Street
Road Surface: Concrete, Asphalt, Concrete, Asphalt
Disclosure: Information Deemed...

Information deemed Reliable but not Guaranteed



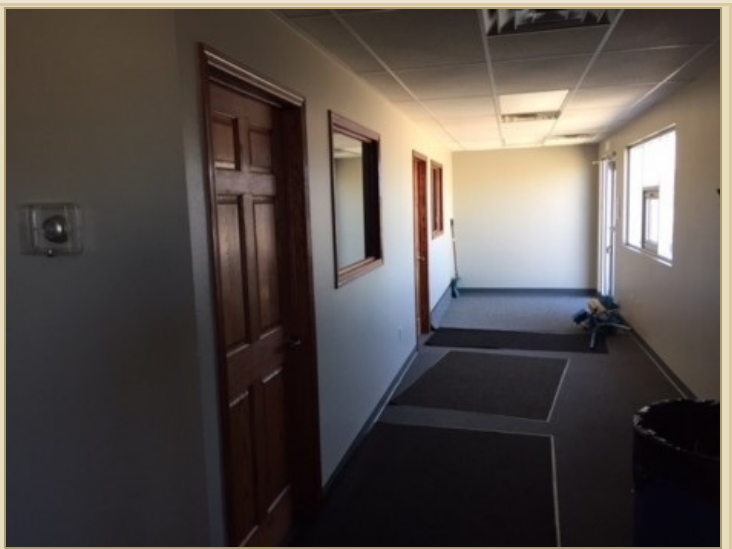
Kirby Proehl
5735 E 41st Street
Sioux Falls, SD 57110
Cell: 605-366-8030
Fax: 605-371-1560
kirby@harr-lemme.com



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



5735 E 41st Street | Sioux Falls, SD, 57110 | 605-371-0332
www.harr-lemmecommercial.com