



## Proehl Warehouse For Lease

704 North Helen Avenue Sioux Falls, SD, 57104



4,000 sq. ft. warehouse with one large office (approx. 420 sq. ft.) and one bathroom.

For lease at \$1,665.00 per square foot gross with tenant paying gas, electric and garbage. Landlord pays insurance, taxes and snow removal.

Easy access to the city and also near the Madison and I-29 exit.

Newer building with asphalt parking. 14 X 14 overhead door.

Sprinkler system in the building.

## FOR LEASE

### Price

\$5 /

**Addl. Pricing:** Gross plus gas, electric & garbage

### Details

**Type:** Warehouse, Industrial

**Available:** Immediately

**Zoning:** I-1

**Taxes:** Landlord

**Utilities:** Tenant

**Year Built:** 2004

**Stories:** 1

**Baths:** 1

**Construction:** Metal

**Roof:** Metal

**Heat:** Unit Heater

**Heat Source:** Natural Gas

**Air Conditioning:** Office Only

**Loading:** Drive-In

**Services:** Sanitation Sewer

**Safety Features:** Sprinkler

**Showing Instructions:** Call Broker

**Possession:** Negotiable

**Disability Access:** Handicapped Parking



**Kirby Proehl**

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



**Kent Huisken**

5735 E 41st Street  
Sioux Falls, SD 57110  
Cell: 605-351-3525  
Fax: 605-371-1560  
KentHuisken332@gmail.com

Information deemed reliable but not guaranteed

# Additional Photos



Information deemed reliable but not guaranteed