



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

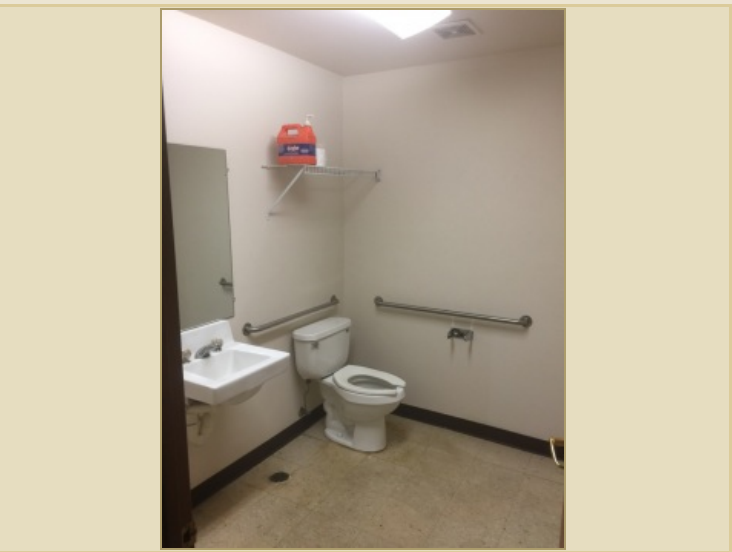


Kent Huisken

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