



## Proehl Warehouse (new construction)

2901 West Madison Sioux Falls, SD, 57104

## FOR LEASE

### Price

\$5.95 / Square Foot

**Addl. Pricing:** NNN

### Details

**Type:** Office, Warehouse, Industrial

**Space Available:** 4,000 to 8,000 +/-

**Available:** December 2018

**Zoning:** I-1

**Taxes:** TBD

**Utilities:** Tenant Pays Gas, electric and water/sewer

**Year Built:** 2018

**Stories:** 1

**No. Units:** 2

**Parking:** On Site, Paved

**Parking Capacity:** 21-50

**Construction:** Metal

**Roof:** Metal

**Heat:** Central, Unit Heater

**Heat Source:** Natural Gas

**Air Conditioning:** Office Only

**Loading:** Drive-In, Dock High

**Safety Features:** Sprinkler

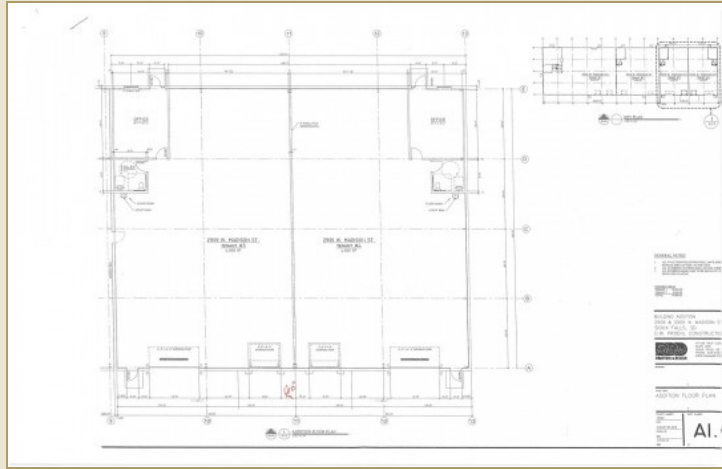
**Showing Instructions:** Call Broker

**Possession:** Negotiable

**Access:** Interstate One Mile, City Street

**Road Surface:** Asphalt, Asphalt

**Disclosure:** Information Deemed...



New warehouse facility located on highly visible Madison Street and close to I-29 Madison Exit.

4,000 to 8,000 Sq. Ft. spaces will be available in the to be built addition to be completed in the Fall of 2018.

Space will include one 14 X 14 overhead door and one dock door.

Space is new construction so buildout of any offices can be negotiated.

Reduced taxes through the county for the first five years.

Excellent access to all areas of Sioux Falls the I-29.

Information deemed Reliable but not Guaranteed



**Kirby Proehl**

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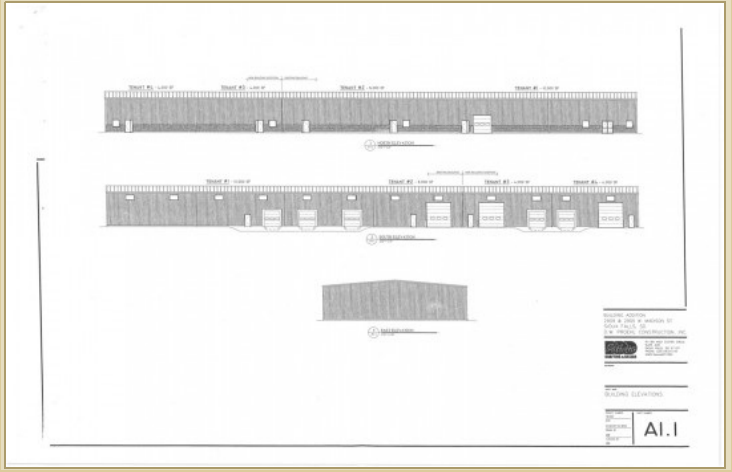


**Kent Huisken**

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Information deemed reliable but not guaranteed

# Additional Photos



Information deemed reliable but not guaranteed