

Proehl Warehouse (new construction)

704 West Madison Sioux Falls, SD, 57104

FOR LEASE

Price

\$5.95 / Square Foot

Addl. Pricing: NNN

Details

Type: Office, Warehouse, Industrial

Space Available: 6,000 to 14,000 +/-

Available: December 2018

Zoning: I-1

Taxes: TBD

Utilities: Tenant Pays Gas, electric and water/sewer

Year Built: 2017

Stories: 1

Parking: On Site, Paved

Parking Capacity: 21-50

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

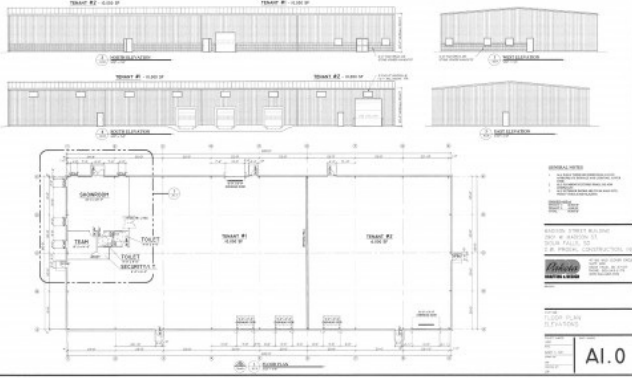
Access: Interstate One Mile, City Street

Road Surface: Asphalt, Asphalt

MADISON STREET BUILDING

2001 W. MADISON STREET
SIOUX FALLS, SD

D.W. PROEHL COMMERCIAL, INC.
200 E. 41ST ST.
SIOUX FALLS, SD 57104
PH: 605-366-8030
WWW.HARR-LEMME.COM



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.



Kirby Proehl

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Kent Huisken

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Information deemed reliable but not guaranteed