

Proehl Warehouse (new construction)

704 West Madison Sioux Falls, SD, 57104

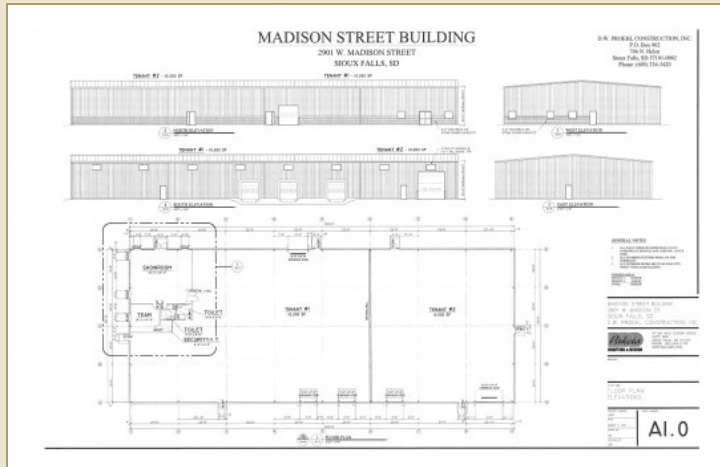
FOR LEASE

Price

\$5.95 / Square Foot
Addl. Pricing: NNN

Details

Type: Office, Warehouse, Industrial
Space Available: 6,000 to 14,000 +/-
Available: December 2017
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



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

6,000 Sq. Ft. will be available for lease January 1, 2018 with the potential for up to an additional 8,000 sq. ft. will be added in 2018

Space includes one 14 X 14 overhead door and one dock door.

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

An additional 8,000 sq. ft. will be added to the building in 2018.

Reduced taxes through the county for the first five years.

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



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Information deemed reliable but not guaranteed