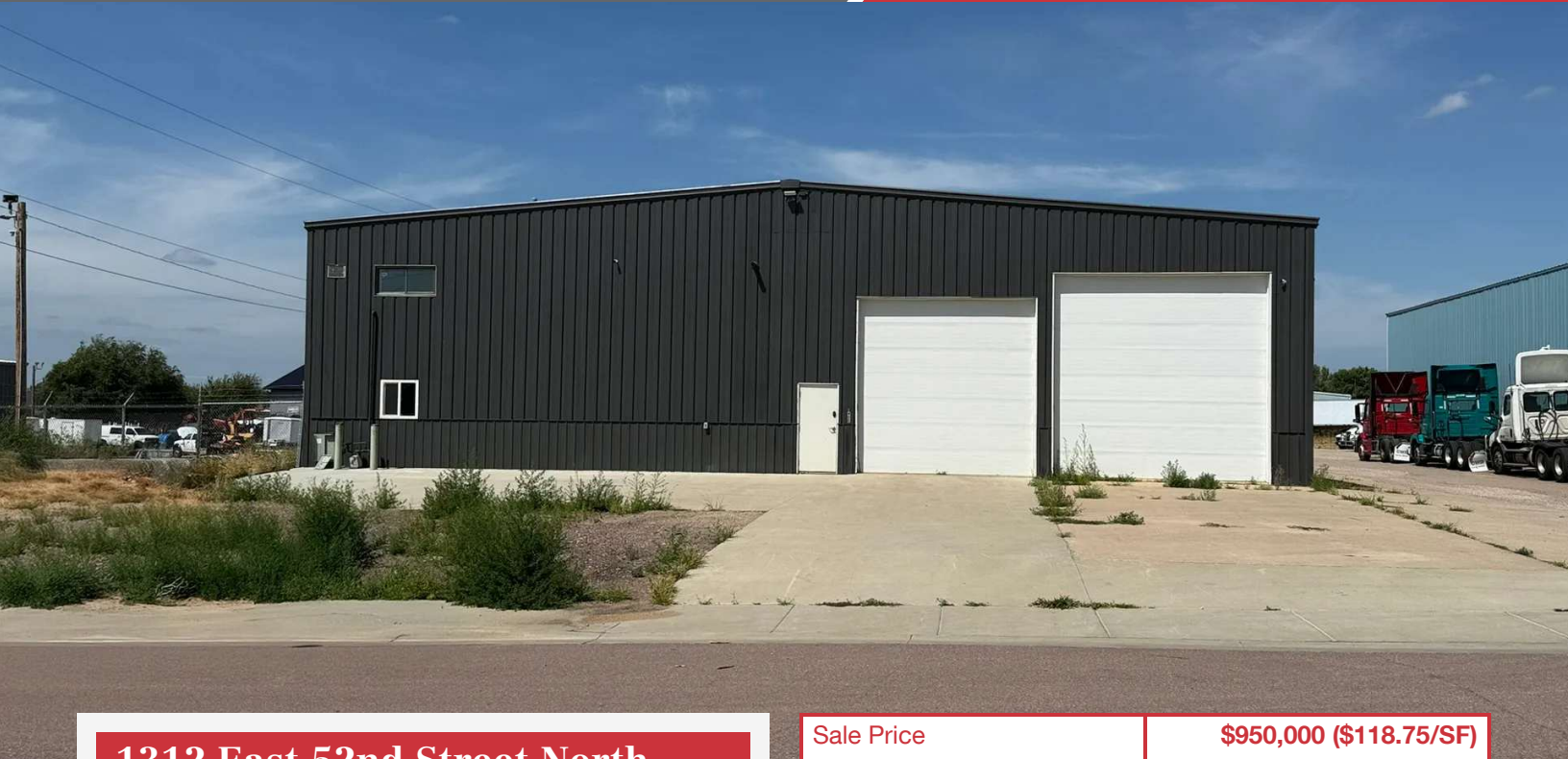




1312 East 52nd Street North Sioux Falls, SD 57104

PROPERTY HIGHLIGHTS

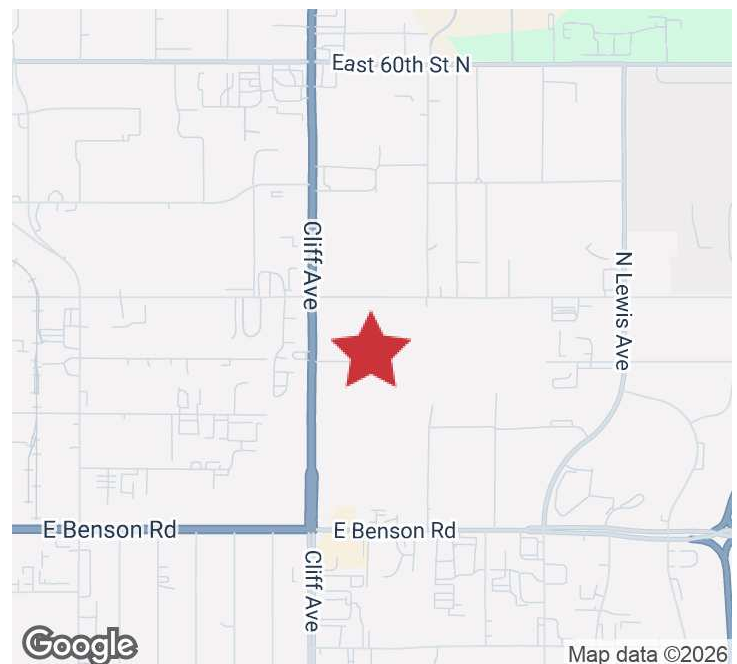
- 8,000 SF industrial/warehouse for sale
- 2 - 14' grade-level doors with drive-thru access to storage yard
- 1 - 16' grade-level door
- 18' sidewall height
- Floor drain
- Mezzanine
- Radiant and forced air heat
- 3 private offices
- 180' x 108' fenced-in storage yard
- Year Built: 1981
- Zoning: Light Industrial

LOCATION DESCRIPTION

Warehouse/Shop available along E 52nd Street in Northeast Sioux Falls with access to I-90, I-229, Cliff Ave, and Benson Rd

Area neighbors include Peterbuilt Sioux Falls, Graham Tire, Parks Marina, Vander Haag's Inc., Taco John's and Marlin's McDonald's, and First Interstate Bank

Sale Price	\$950,000 (\$118.75/SF)
Building Size	8,000 SF
Lot Size	0.82 AC (35,849 SF)
Real Estate Taxes (2025)	\$7,088.08



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PARCEL

1312 EAST 52ND STREET NORTH
Sioux Falls, SD 57104

FOR SALE

Industrial Property

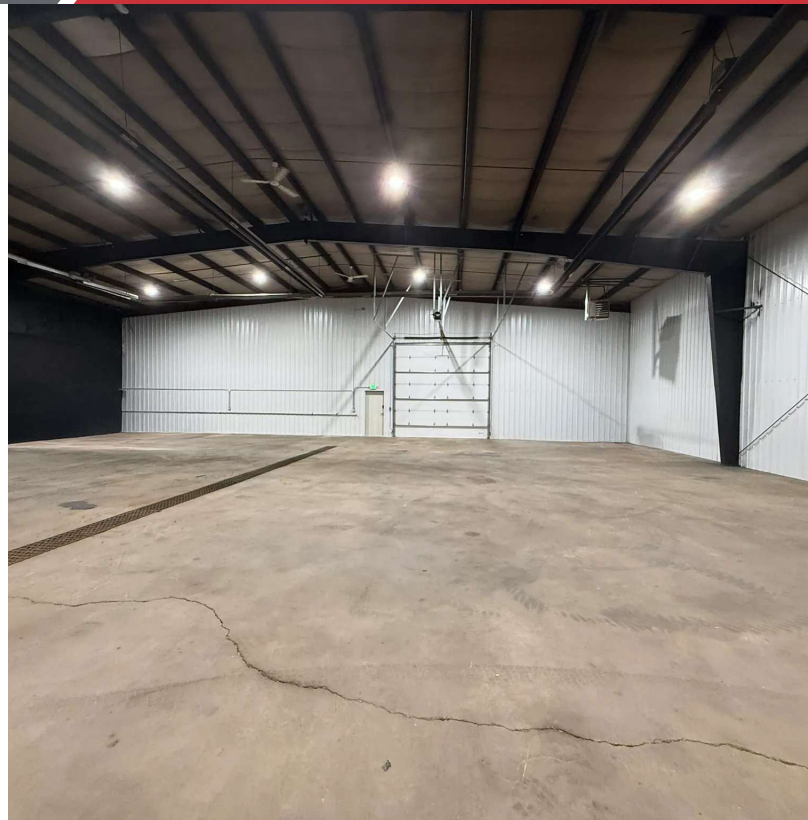


ADDITIONAL PHOTOS

1312 EAST 52ND STREET NORTH
Sioux Falls, SD 57104

FOR SALE

Industrial Property



LOCATION MAP

1312 EAST 52ND STREET N
Sioux Falls, SD 57104

FOR SALE

Industrial Property



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