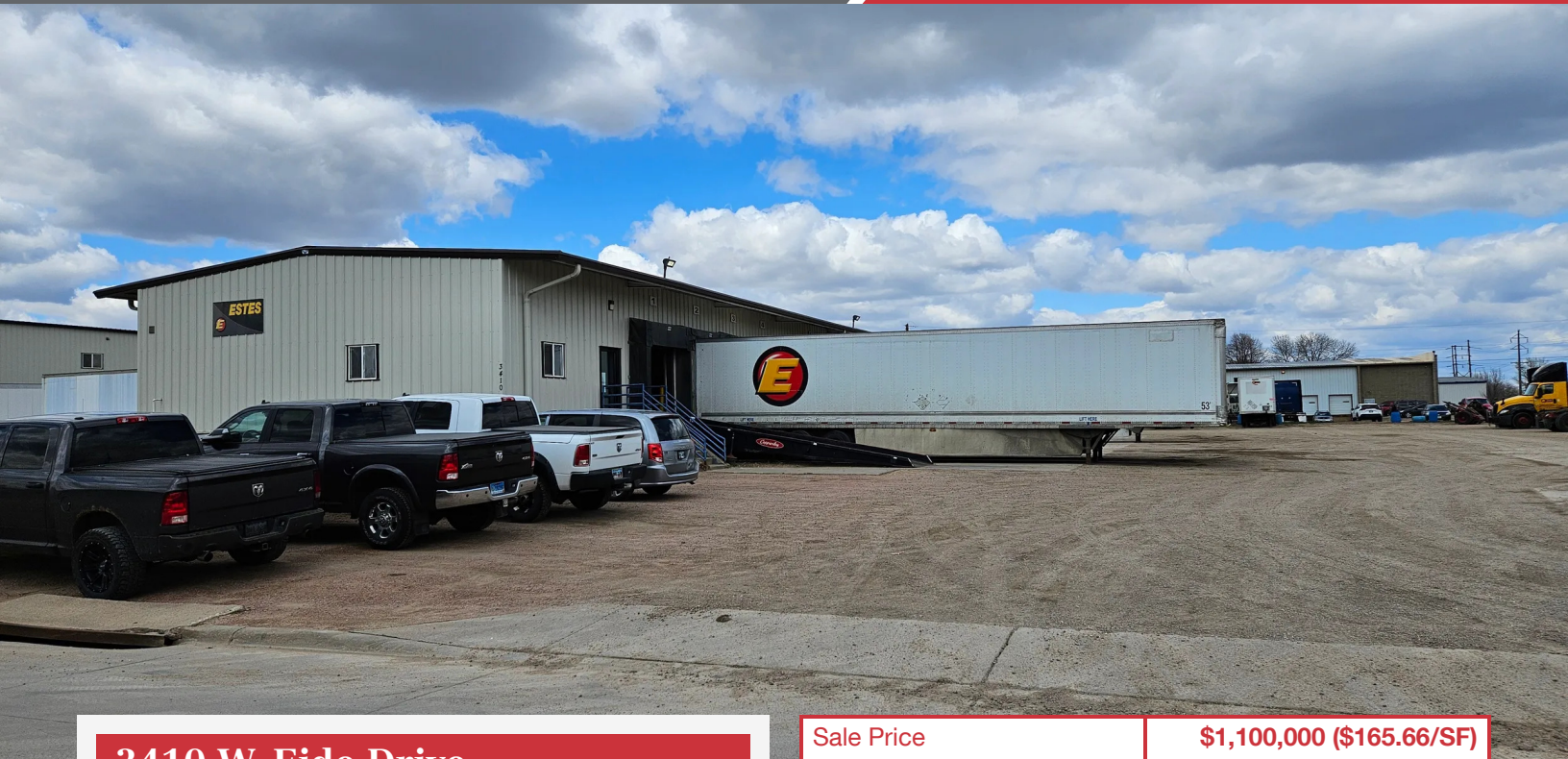




3410 W. Eide Drive

Sioux Falls, SD 57107

PROPERTY HIGHLIGHTS

- 23-door cross dock facility
- New overhead doors, roof & siding 10 years ago
- 10 ft side wall height
- Current lease through December 2026
- Early occupancy may be possible
- Approximately 1 mile from I-29 & I-90 interchange
- 1.5 miles from Amazon Distribution Center
- Easy access to Interstate 29

LOCATION DESCRIPTION

Located on the north side of West Eide Drive, between North Hovland Drive and North Louise Drive in northwest Sioux Falls. The property sits just south of Russell Street and immediately east of Interstate 29, with convenient access via the Russell Street interchange.

Sale Price	\$1,100,000 (\$165.66/SF)
Lease Rate	\$9,450 PER MONTH
Building SF	6,640 SF
Lot Size	1.73 AC (75,569 SF)



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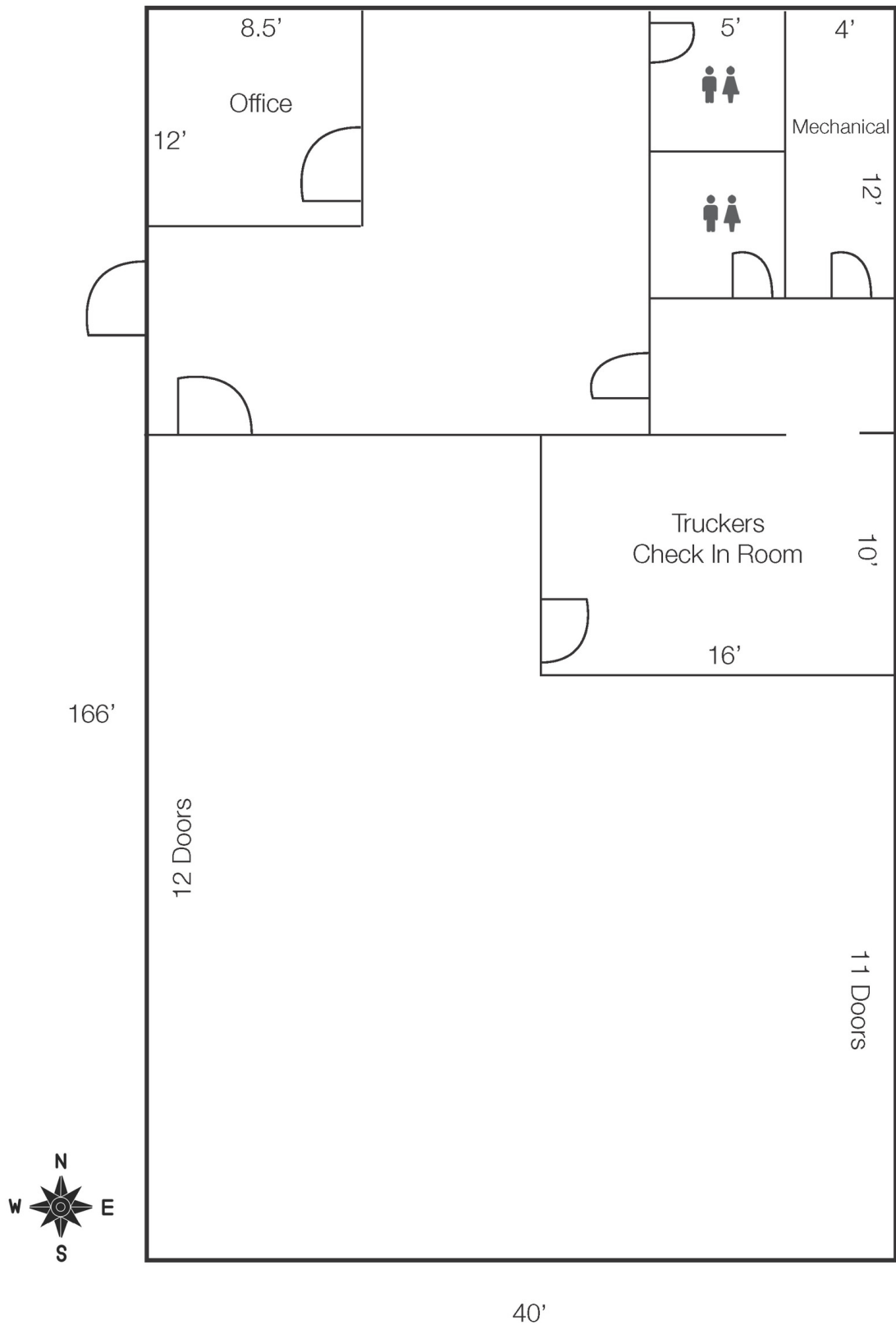
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FLOOR PLAN

3410 W. EIDE DRIVE
Sioux Falls, SD 57107

FOR SALE & LEASE
Industrial Property



PHOTOS

3410 W. EIDE DRIVE
Sioux Falls, SD 57107

FOR SALE & LEASE
Industrial Property



PARCEL

3410 W. EIDE DRIVE
Sioux Falls, SD 57107

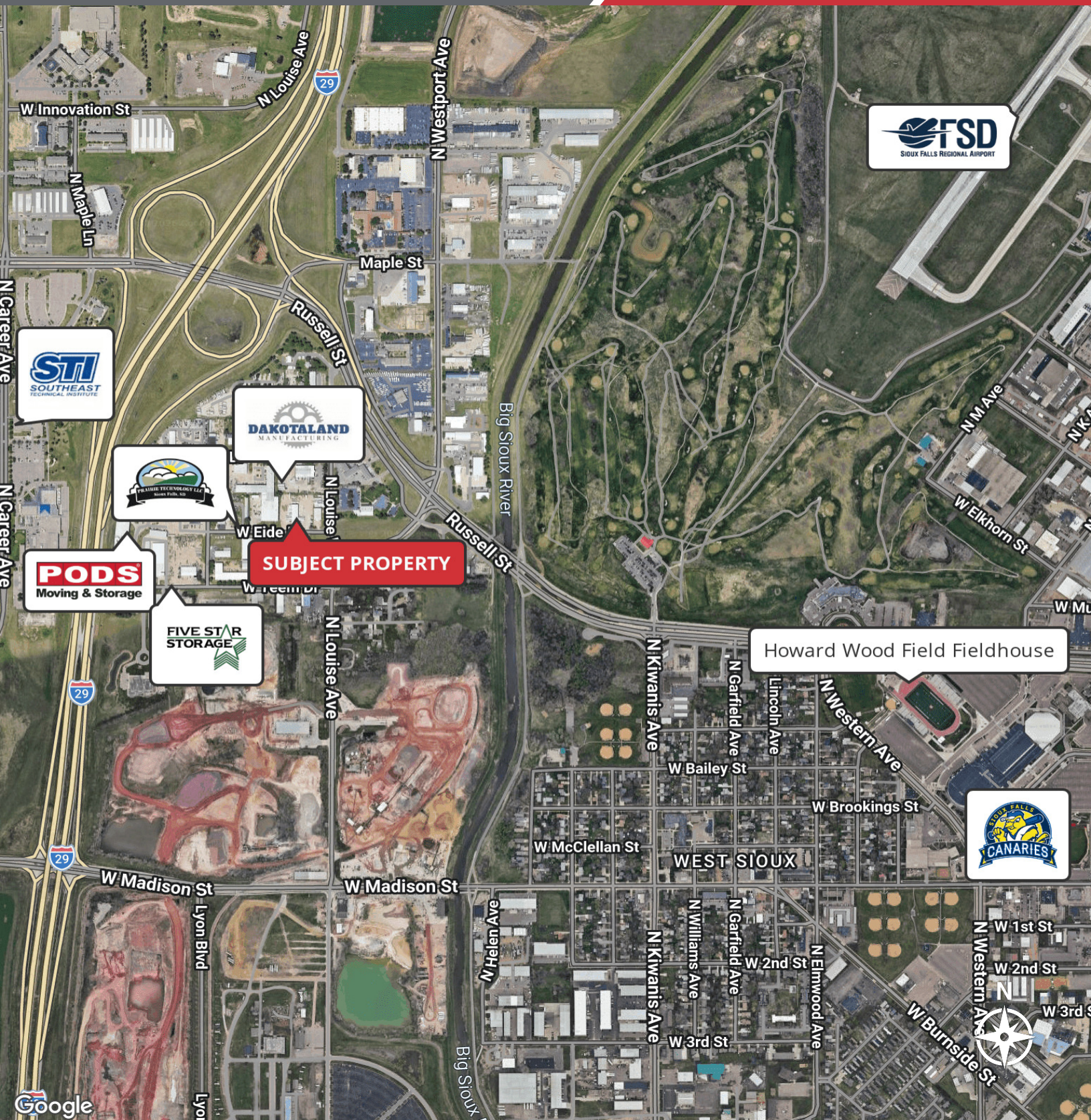
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LOCATION MAP

3410 W. EIDE DRIVE
Sioux Falls, SD 57107

FOR SALE & LEASE
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