

**1109 S. Commerce Avenue**  
Sioux Falls, SD 57110

Lease Rate	<b>\$2,400.00/MO GROSS PLUS UTILITIES</b>
Suite Size	<b>3,840 SF</b>

### PROPERTY HIGHLIGHTS

- Cold storage warehouse with mezzanine storage
- Heated / cooled work station with a reception area, kitchenette, and a private office
- Three 12' overhead doors
- 3-phase power
- Landlord pays taxes and insurance
- Utilities include propane, water & sewer, and electric

### LOCATION DESCRIPTION

Located just west of Six Mile Road south of Arrowhead Parkway  
Area neighbors include: Arrowhead Automotive, Jay Edge Automatic Service, and Highway Improvement Inc.



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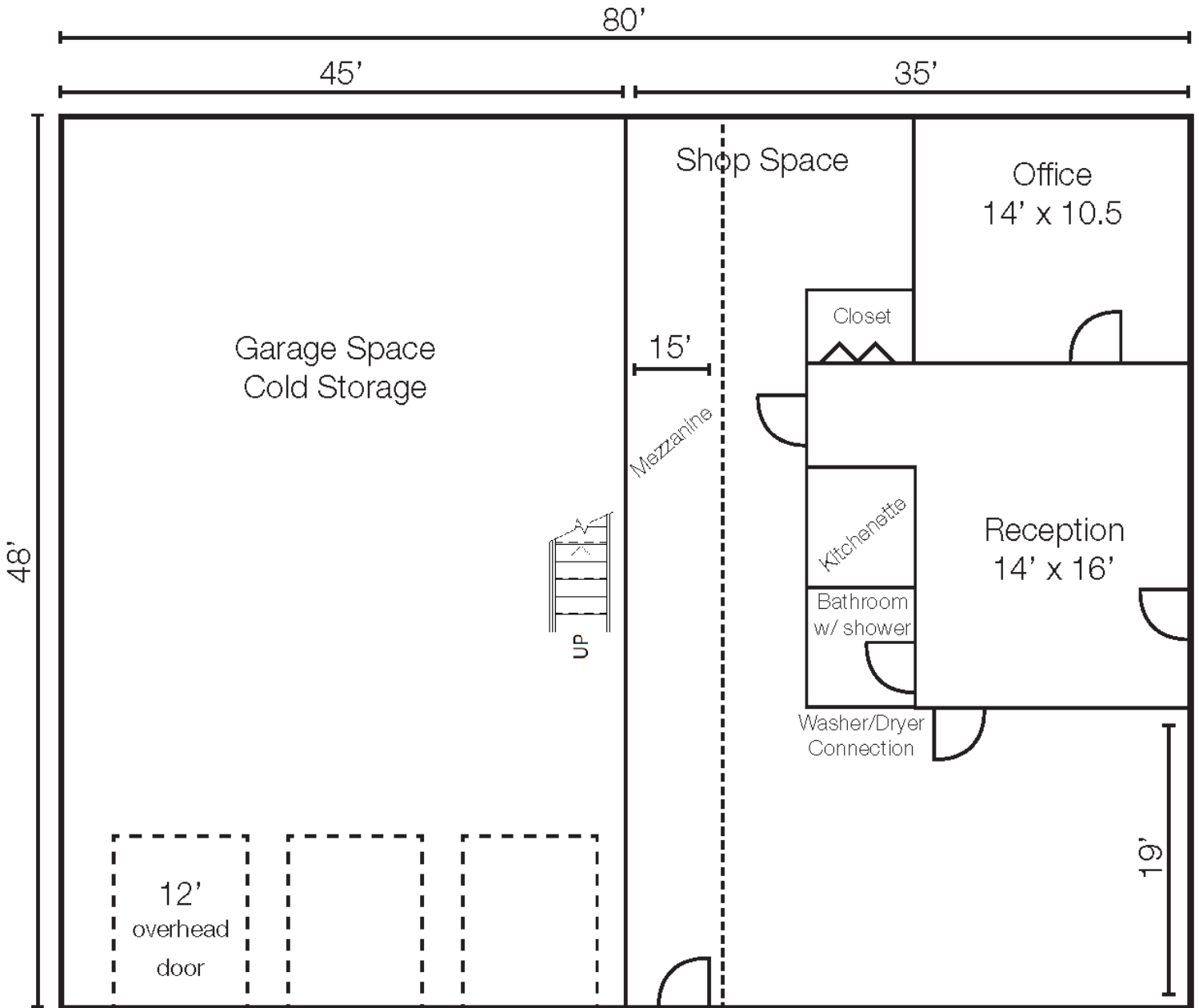
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# FLOOR PLAN

1109 S. COMMERCE AVENUE  
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FOR LEASE

Industrial Property



# INTERIOR PHOTOS

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# EXTERIOR PHOTOS

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# AERIAL

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