



1610 N. Minnesota Avenue Warehouse Sioux Falls, SD 57104

PROPERTY HIGHLIGHTS

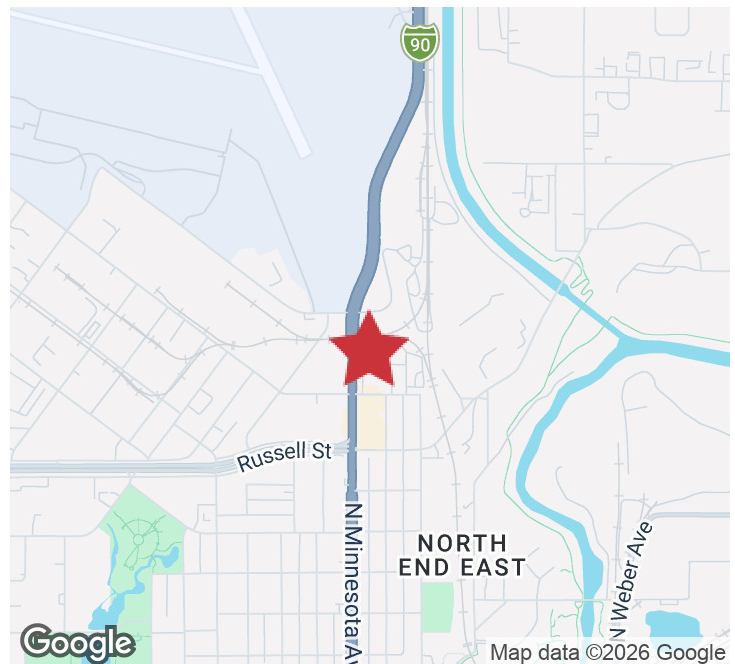
- Warehouse space available in former Maguire Iron building
- Floor drain
- Heated
- One overhead door: 14'x14'
- Side wall height: 24'
- Monument and building signage available
- Year Built: 2004
- Zoning: Industrial

LOCATION DESCRIPTION

Located on North Minnesota Avenue just south of the Sioux Falls Airport

Area neighbors include A&B Business Solutions, Levo Federal Credit Union, US Bank, Kum & Go, Xcel Energy, Bell Incorporated, Sioux Falls Regional Airport
Minnesota Avenue Traffic Count: 11,800 vpd

Lease Rate	\$8.00/SF NNN INCLUDING UTILITIES
NNN Expenses	\$7.25/SF
Warehouse Size	5,050 SF



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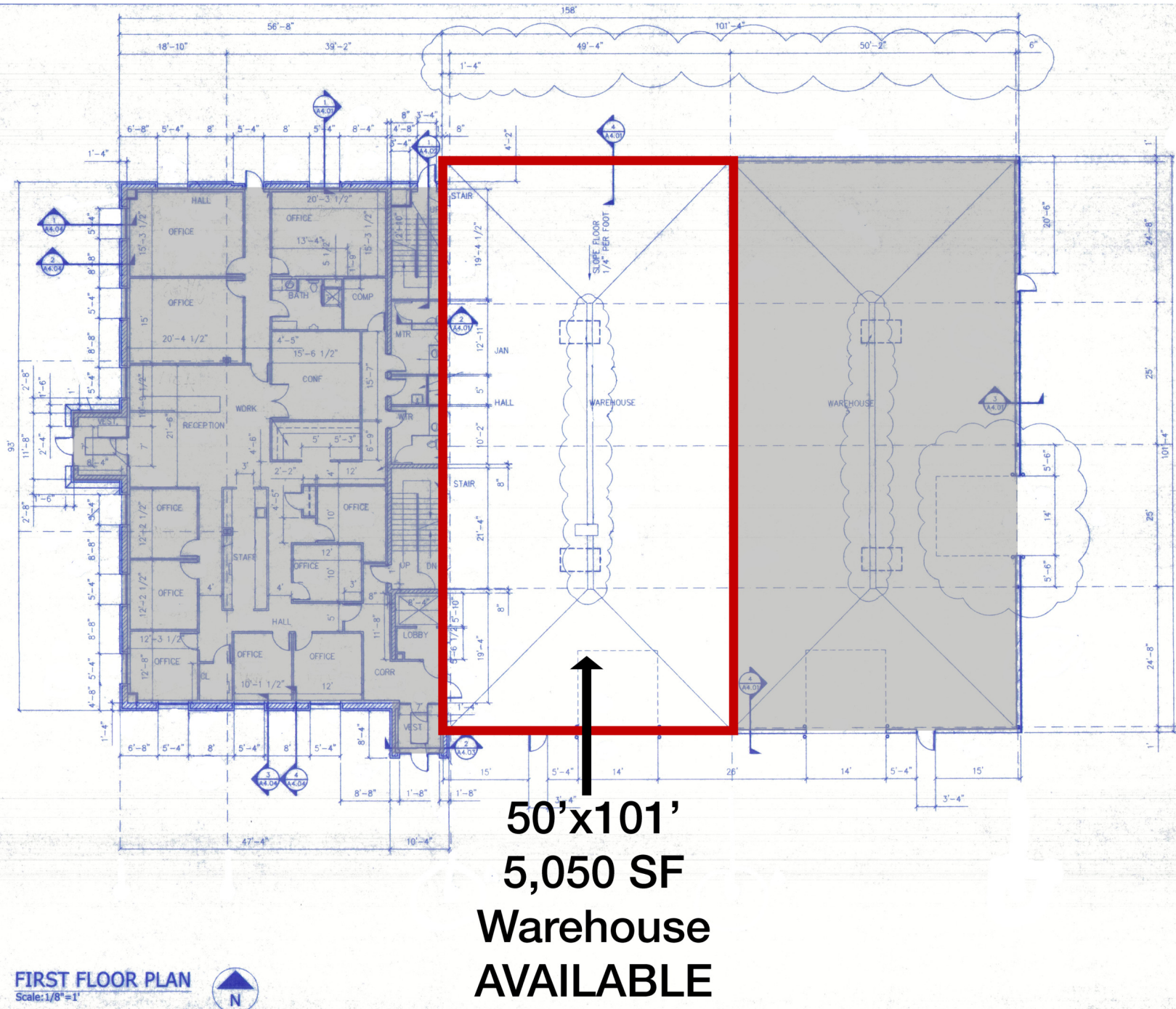
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FLOOR PLAN

1610 N MINNESOTA AVENUE WAREHOUSE
Sioux Falls, SD 57104

FOR LEASE

Warehouse



PHOTOS

1610 N MINNESOTA AVENUE WAREHOUSE
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Warehouse



AERIAL

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