



1101 Broadway Avenue, Suite 119B
Yankton, SD 57078

Lease Rate	\$8.00 PER SF BASE RENT + NNN'S
Suite Size	3,030 SF

PROPERTY HIGHLIGHTS

- Rare industrial/flex space available at Morgen Square
- Open warehouse/distribution center space with a private restroom
- One (1) dock high door
- One (1) 14' overhead door
- Building signage available
- \$8.00/SF base rent + NNN's
- Estimated NNN's \$4.31/SF

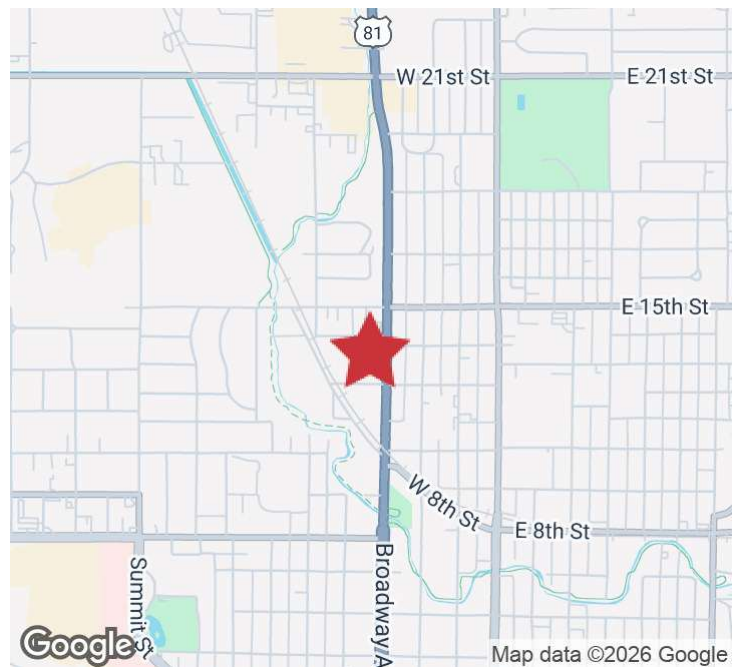
LOCATION DESCRIPTION

Located on S. Broadway Street (Highway 81) in Yankton, SD

High traffic locations with excellent exposure and access

Current tenants in Morgen Square include Jimmy John's, Domino's Pizza, Fastenal, South Point Gaming Lounge, Orthopedic Institute

Broadway Avenue Traffic Count: 17,674 vpd



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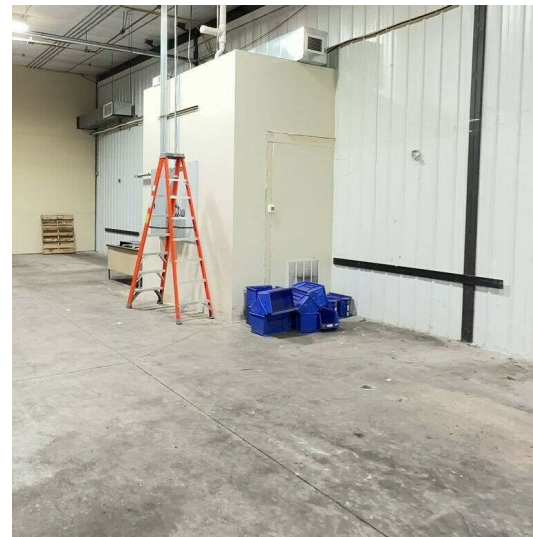
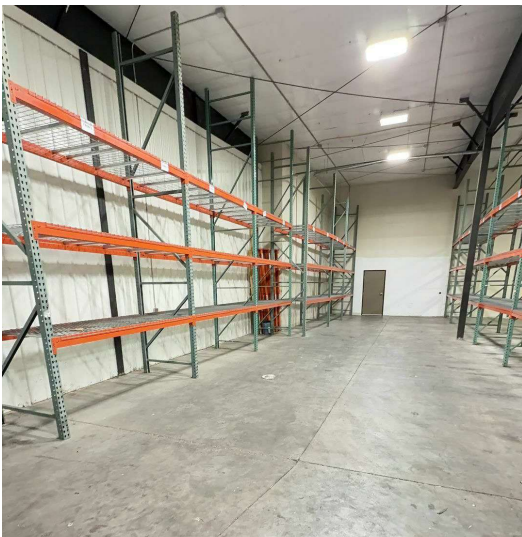
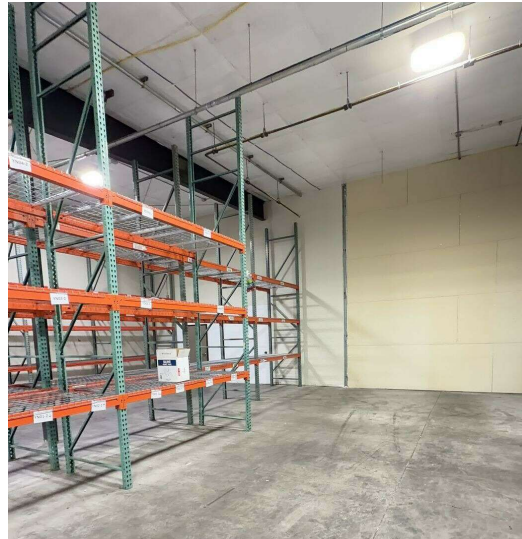
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PHOTOS

1101 BROADWAY AVENUE, SUITE 119B
Yankton, SD 57078

FOR LEASE

Retail Property

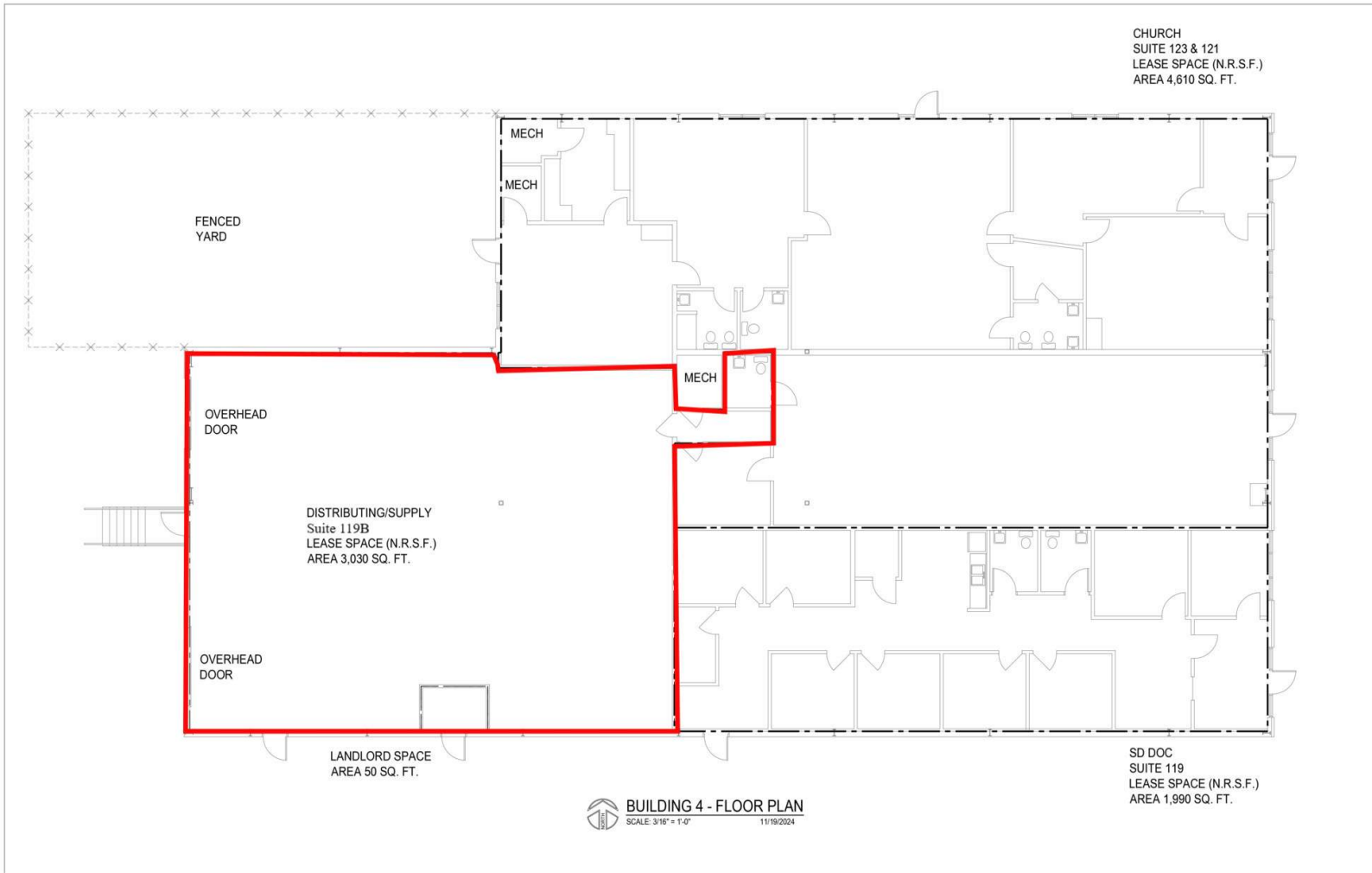


FLOOR PLANS

1101 BROADWAY AVENUE, SUITE 119B
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FOR LEASE

Retail Property



MAP

1101 BROADWAY AVENUE, SUITE 119B
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FOR LEASE

Retail Property

