



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

Co-listed with Kerry Woehl - The Move Group



MARCUS MAHLEN, CCIM, SIOR
President
mmahlen@naisiouxfalls.com
605.228.9744

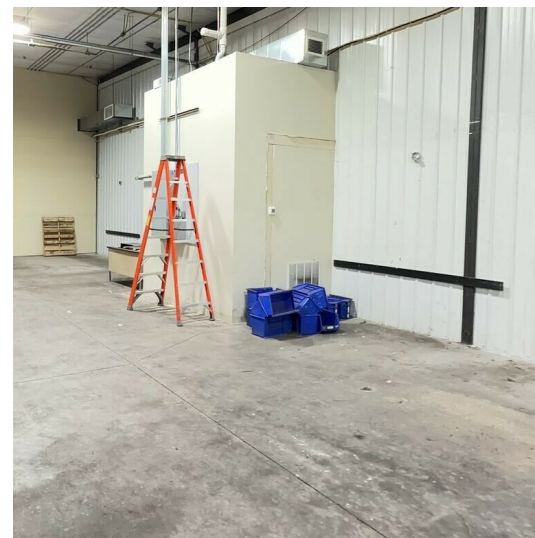
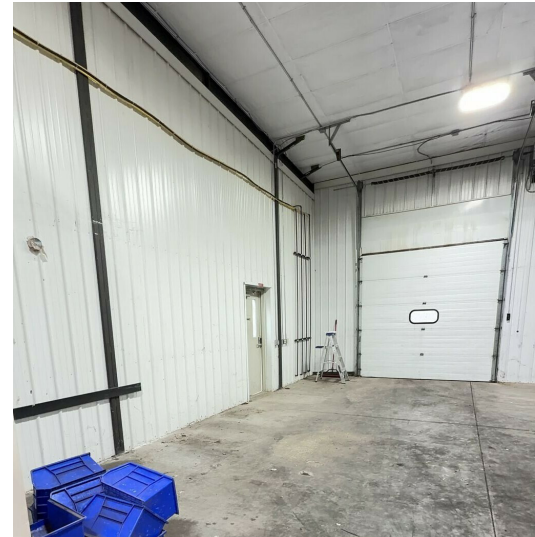
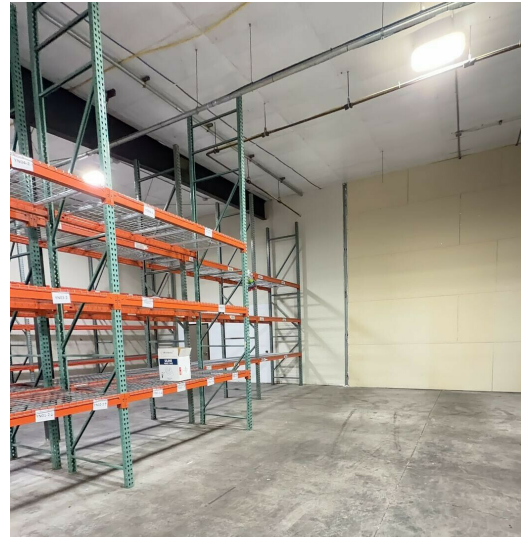
2500 W. 49th St. Suite 100
Sioux Falls, SD 57105
605.357.7100
naisiouxfalls.com

PHOTOS

1101 BROADWAY AVENUE, SUITE 119B
Yankton, SD 57078

FOR LEASE

Retail Property

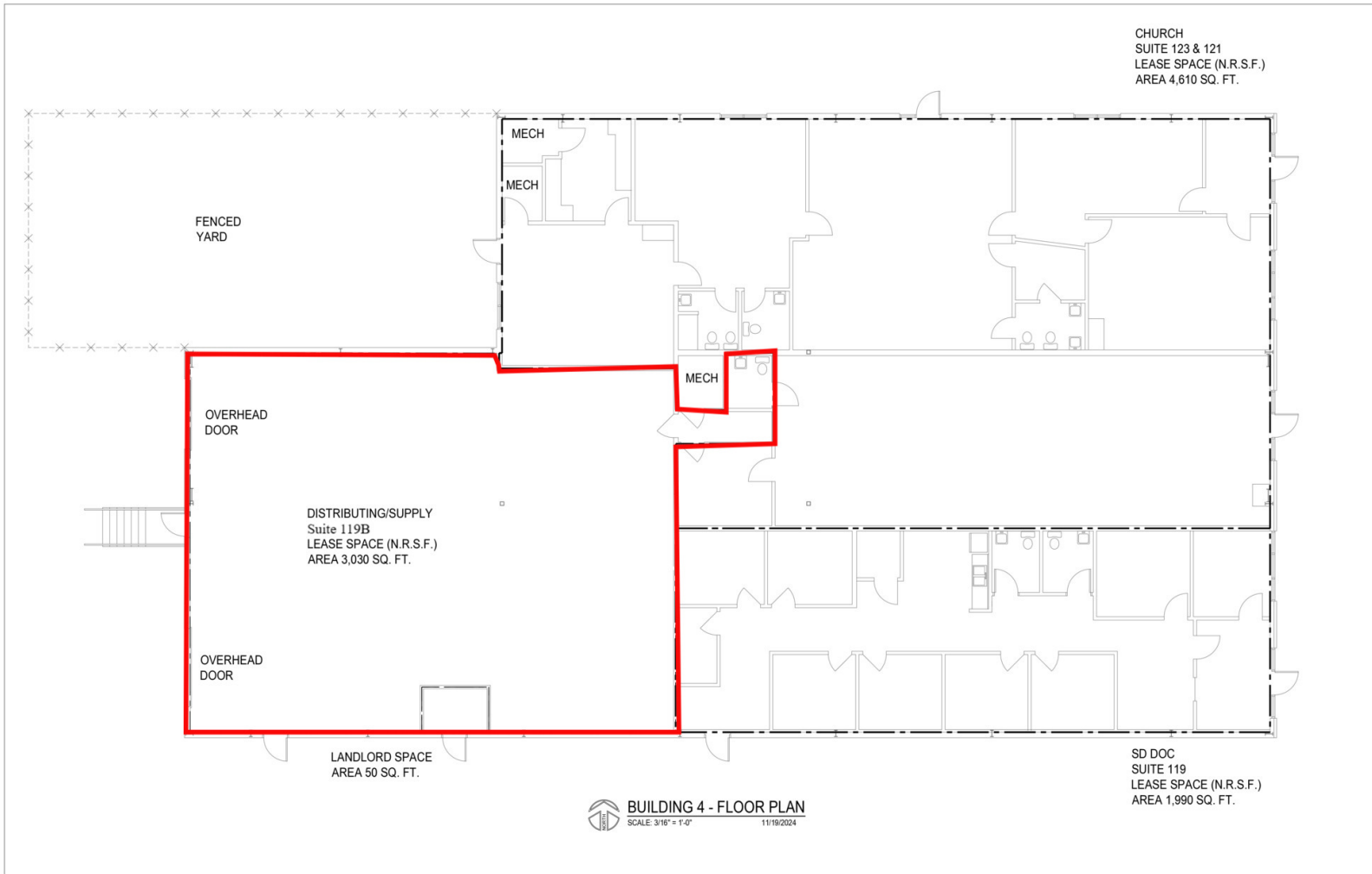


FLOOR PLANS

1101 BROADWAY AVENUE, SUITE 119B
Yankton, SD 57078

FOR LEASE

Retail Property

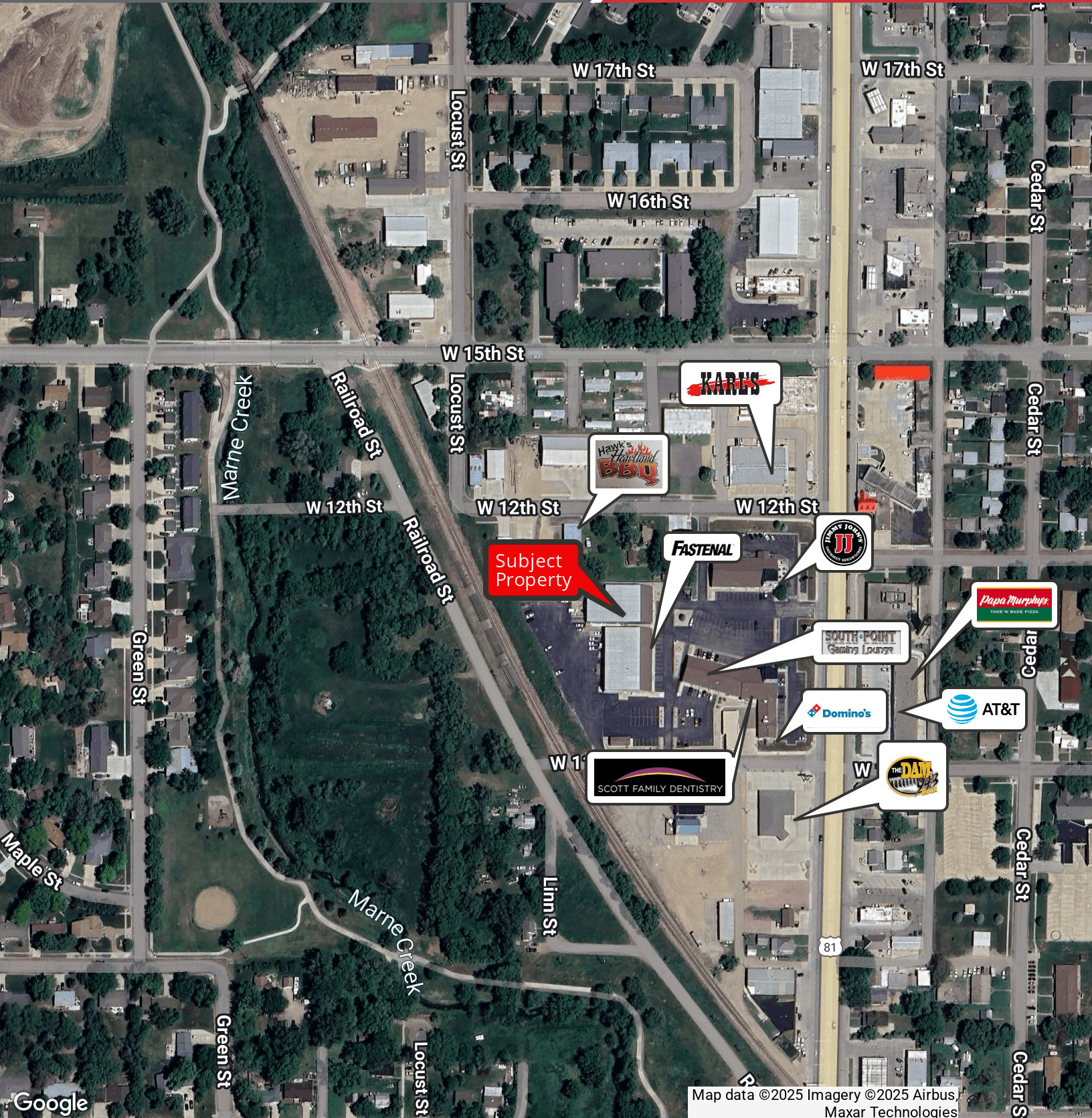


MAP

1101 BROADWAY AVENUE, SUITE 119B
Yankton, SD 57078

FOR LEASE

Retail Property



Map data © 2025 Imagery © 2025 Airbus
Maxar Technologies