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**SHARED
DOCK ACCESS**

808 W. Cherokee Street
Sioux Falls, SD 57104

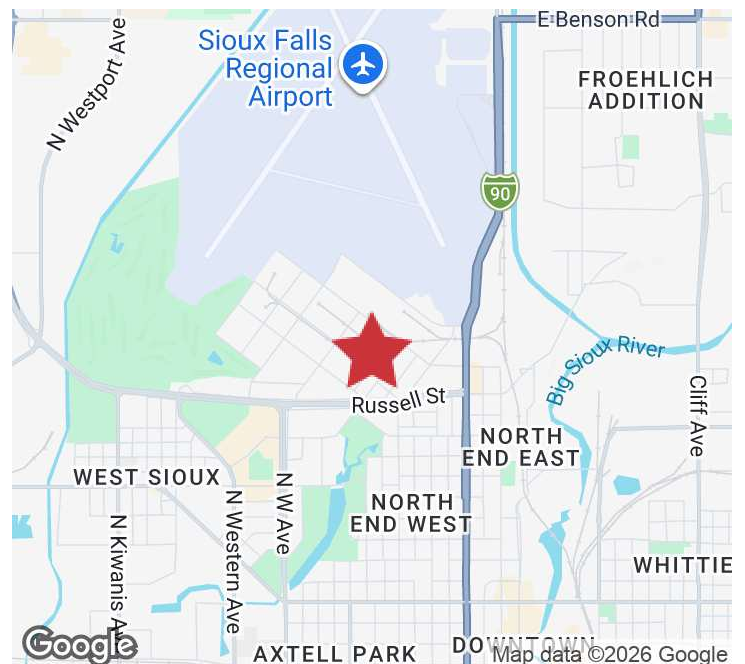
PROPERTY HIGHLIGHTS

- 10,000 SF industrial/flex space available for lease
- Additional yard space available
- Dedicated entrance located at the northeast corner of the building
- 30' sidewall height
- Two shared dock-high doors on the north side
- Shared restroom facilities
- 3-phase power
- Chemical fire suppression sprinkler system
- Landlord pays all utilities
- Flexible lease terms available, including short-term options
- Options to lease land and building separately

LOCATION DESCRIPTION

Located in north Sioux Falls near the airport. Area neighbors include Montgomery's, Berry Plastics, Bell Inc, Viaflex, Parker Transfer & Storage, Design Tanks, Xcel Energy, Building Products, South Dakota Air National Guard

Building Lease Rate	\$9.00/SF GROSS
Building SF Available	10,000 SF
Yard Lease Rate	\$1.00/SF GROSS
Available Yard Area	EST. 29,555 SF



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YARD SPACE

808 W. CHEROKEE STREET
Sioux Falls, SD 57104

FOR LEASE

Industrial Property & Yard



YARD
29,554.60 ft²
\$1.00/PSF
GROSS

808 W. CHEROKEE STREET
Sioux Falls, SD 57104

Industrial Property & Yard

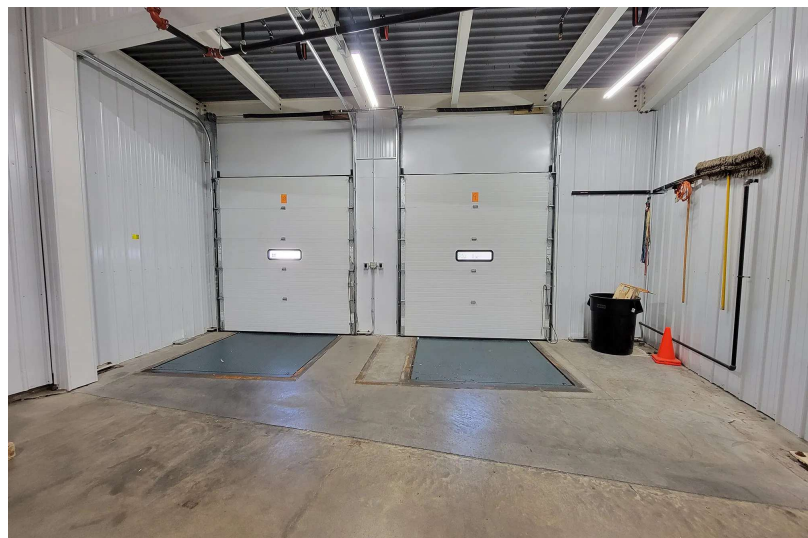
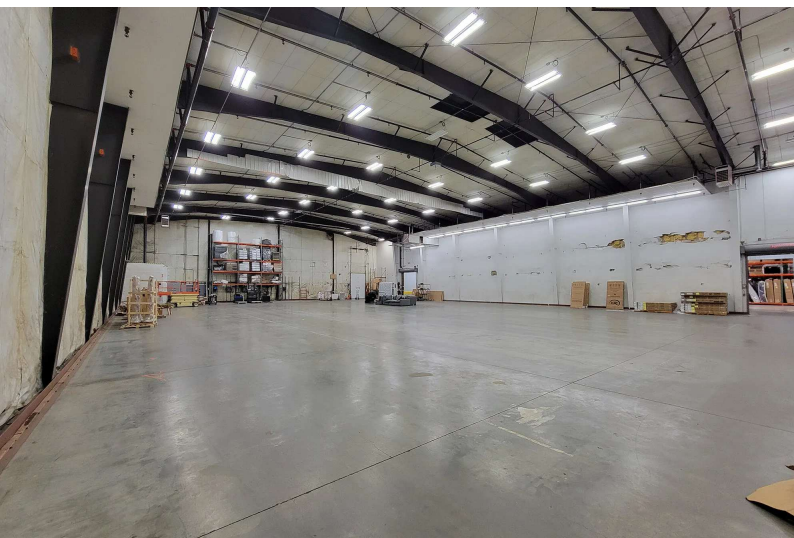


PHOTOS

808 W. CHEROKEE STREET
Sioux Falls, SD 57104

FOR LEASE

Industrial Property & Yard



RETAILER MAP

808 W. CHEROKEE STREET
Sioux Falls, SD 57104

FOR LEASE

Industrial Property & Yard



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