



### 1407 North Cleveland Avenue Sioux Falls, SD 57103

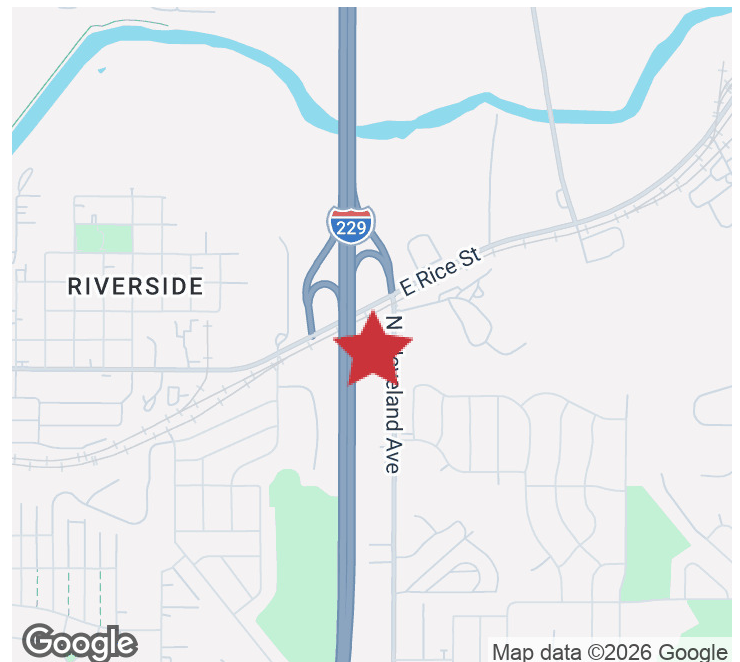
#### PROPERTY HIGHLIGHTS

- 5,877 SF of flex space for lease in northeast Sioux Falls
- One (1) grade-level door and one (1) dock high door
- Subdivisible with several options
- Three-phase power, heated
- Sprinkler system
- Monument signage available
- One of the owners is a licensed real estate broker in the state of South Dakota

#### LOCATION DESCRIPTION

Located right off I-229, just south of Rice Street on North Cleveland Avenue, neighboring Platinum Towing, Edgewell Products, Jim Ross Plumbing, Sioux Empire Baseball Association

Lease Rate	<b>\$6.50/SF NNN</b>
Suite B Size	<b>2,995 SF</b>
Suite C Size	<b>2,882 SF</b>
Projected NNN's	<b>\$2.00/SF</b>



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# FLOOR PLAN

1407 NORTH CLEVELAND AVENUE  
Sioux Falls, SD 57103

# FOR LEASE

Industrial Property



# PHOTOS

1407 NORTH CLEVELAND AVENUE  
Sioux Falls, SD 57103

FOR LEASE  
Industrial Property



# LOCATION MAP

1407 NORTH CLEVELAND AVENUE  
Sioux Falls, SD 57103

FOR LEASE  
Industrial Property



I-229 & Rice St  
VPD: 29,610

**EASTGATE  
TOWING**

Rice St  
VPD: 13,700

**AMERICOLO**

**SUBJECT PROPERTY**

**GRAND PRAIRIE  
FOODS • INC.**

**PLATINUM  
TOWING & RECOVERY**

**SEBRA**  
SOUTH DAKOTA MOTOR ASSOCIATION

Cleveland Ave  
VPD: 6,100

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