

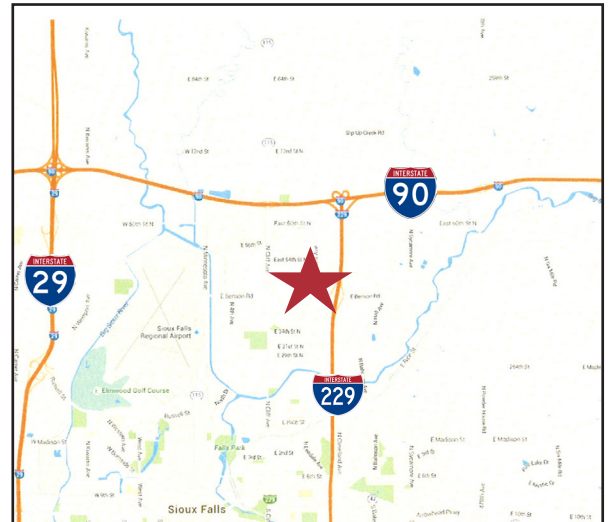


Ferguson Building

2222 E. 52nd Street N., Sioux Falls, SD

Property Features

- Main floor = 17,472 sq. ft.
Mezzanine = 2,215 sq. ft.
Total = 19,687 total building sq ft.
- Steel frame, 12" Fabcon insulated load bearing concrete panels 20' above grade
- 23' 6" panel height
- Forced air and AC in office, corner reznors in warehouse
- 3 phase, 800 amp power
- New showroom and contractors will call area
- Fenced yard
- Two dock-high doors, two overhead doors
- Blacktop parking lot with 85 spaces (1:205 Ratio)
- Built in 1998



Pricing

- Lease rate is \$5.75/sq. ft. NNN
- NNN estimated at \$1.20/sq. ft.

Location

- Located on the corner of E. 52nd Street North and North Lewis Avenue
- Area neighbors include Midwest Tool & Die, EarthBend, Pepsi Bottling Group, Dakota Kitchen & Bath, NCB Management Services, Building Products and HD Supply Waterworks



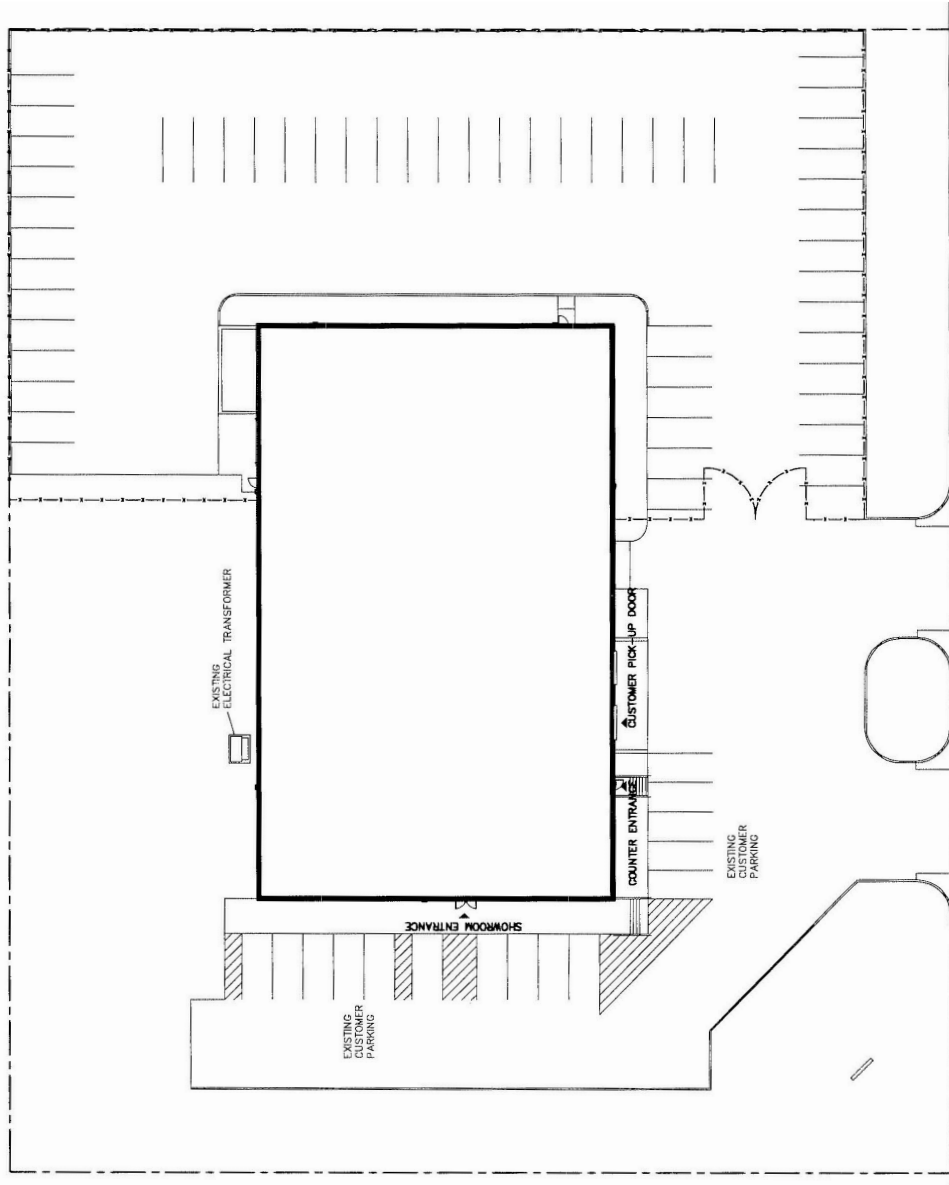
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For Lease
Ferguson Building
Sioux Falls, SD



N. Lewis Ave

E. 52nd St North

NASioux Falls

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For Lease
Ferguson Building
Sioux Falls, SD

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103'

170'

10,766 Sq. Ft.

3,744 Sq. Ft.

2,575 Sq. Ft.

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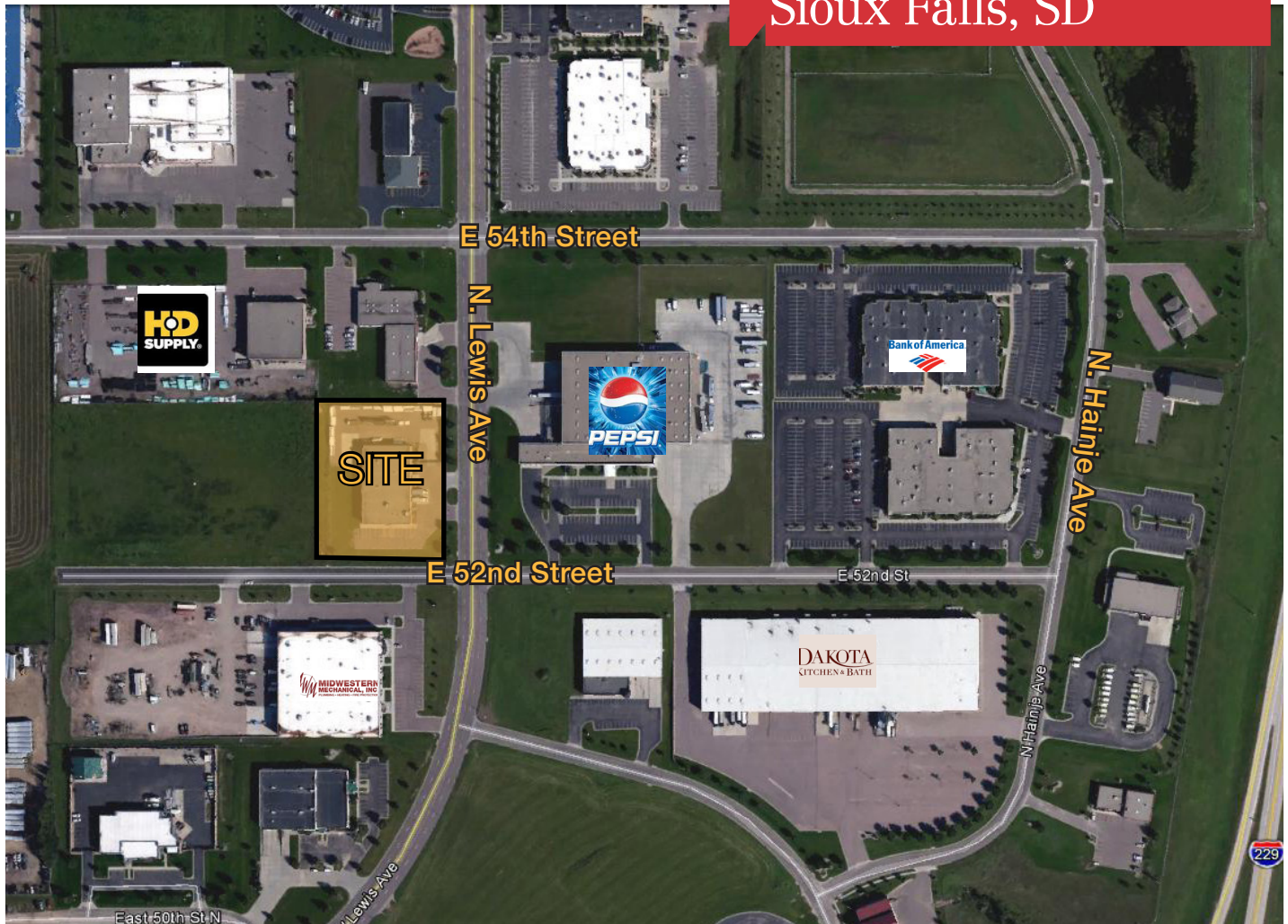
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N. Lewis Ave

E. 52nd St North



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