

For Sale or Lease  
Distribution Warehouse  
List Price: \$2,750,000  
Lease Rate: \$5.25/SF NNN



## Brzmur Warehouse

1710 North "M" Avenue, Sioux Falls, SD

### Property Features

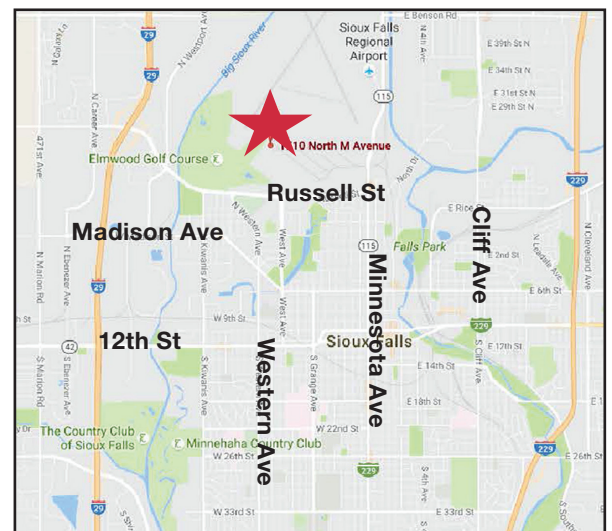
- 54,728 sq. ft. total building size
- 46,974 sq. ft. warehouse
- 7,754 sq. ft. office with 11 private offices, conference room, break rooms & reception area
- Built in 1972
- Lot size is 195,775 sq. ft.
- 24' sidewalls in main warehouse
- 3-phase power
- Rail spur adjacent to property
- 5 dock-high doors
- 50+/- paved parking spaces
- 2,800 sq. ft. storage building included

### Pricing

- List Price: \$2,750,000 (\$50/sq. ft.)
- Lease Rate: \$5.25/sq. ft. NNN
- 2015 Real Estate Taxes: \$38,590.20

### Location

- Located on the southeast corner of N. M Avenue & W. Cherokee Street in the Airport Addition
- Area neighbors include Berry Plastics, Nash Finch, Krier & Blain, Empire Building Construction, Print Right Printing, Dan Pallets, A & T Body Shop & All American Towing



### Dennis Breske

+ 1 605 444 7130 Office  
+ 1 605 254 2360 Cell  
bconnelly@naisiouxfalls.com

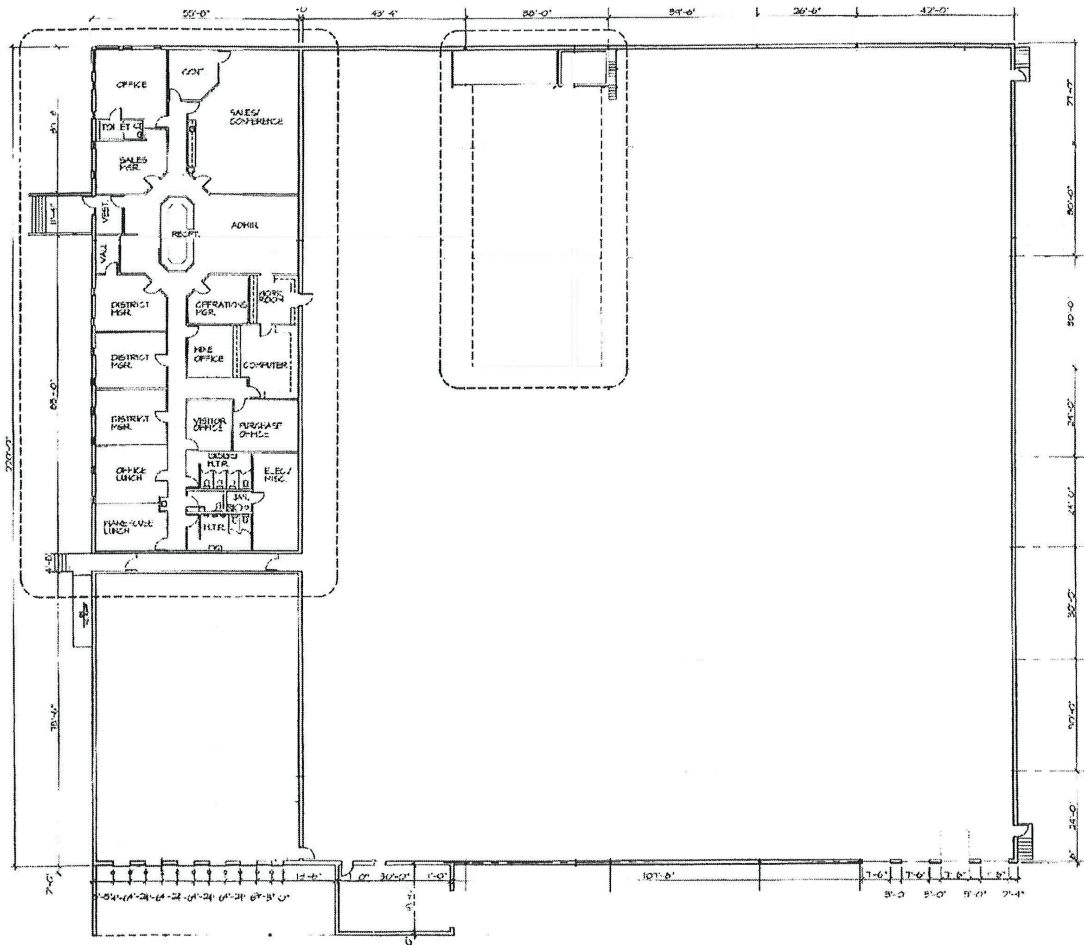
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2500 W. 49th Street, Suite 100  
Sioux Falls, SD 57105  
+1 605 357 7100  
[naisiouxfalls.com](http://naisiouxfalls.com)

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N. M Ave

W Cherokee St



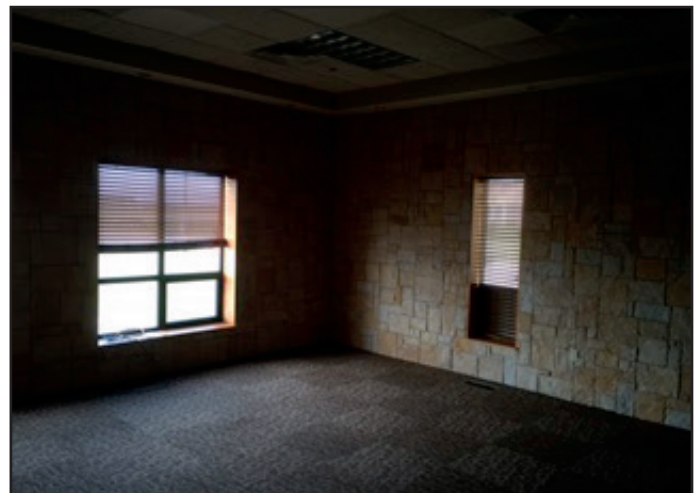
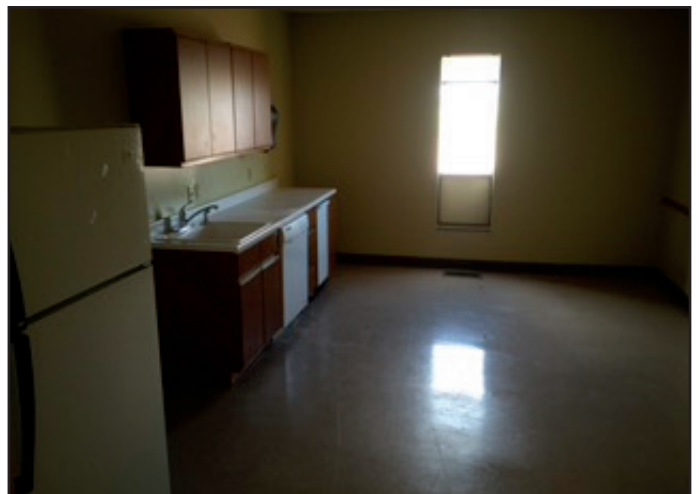
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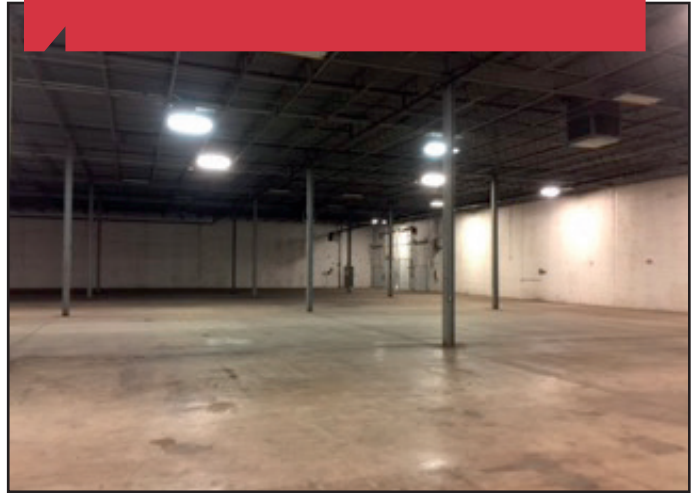
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