



2904 W Sencore Drive Sioux Falls, SD 57107

PROPERTY HIGHLIGHTS

- Five (5) dock doors - 9'
- One (1) drive-in door - 14'
- 24' sidewall, 30' clear height
- Center ceiling beams
- Fully sprinklered
- Two (2) hanging reznor heaters
- Prime lease expires July 31, 2025

LOCATION DESCRIPTION

Located in northwest Sioux Falls near Russell Street/I-29
Area neighbors include OnTrac, UPS Customer Center, OLM Food Solutions, Ryder, Windstar Lines, Inc., Sencore, Quality Nut and Bolt

Lease Rate	\$6.00/SF GROSS PLUS UTILITIES (\$12,150/MONTH)
Building Size	24,300 SF
Zoning	I-1



MARCUS MAHLEN, CCIM, SIOR

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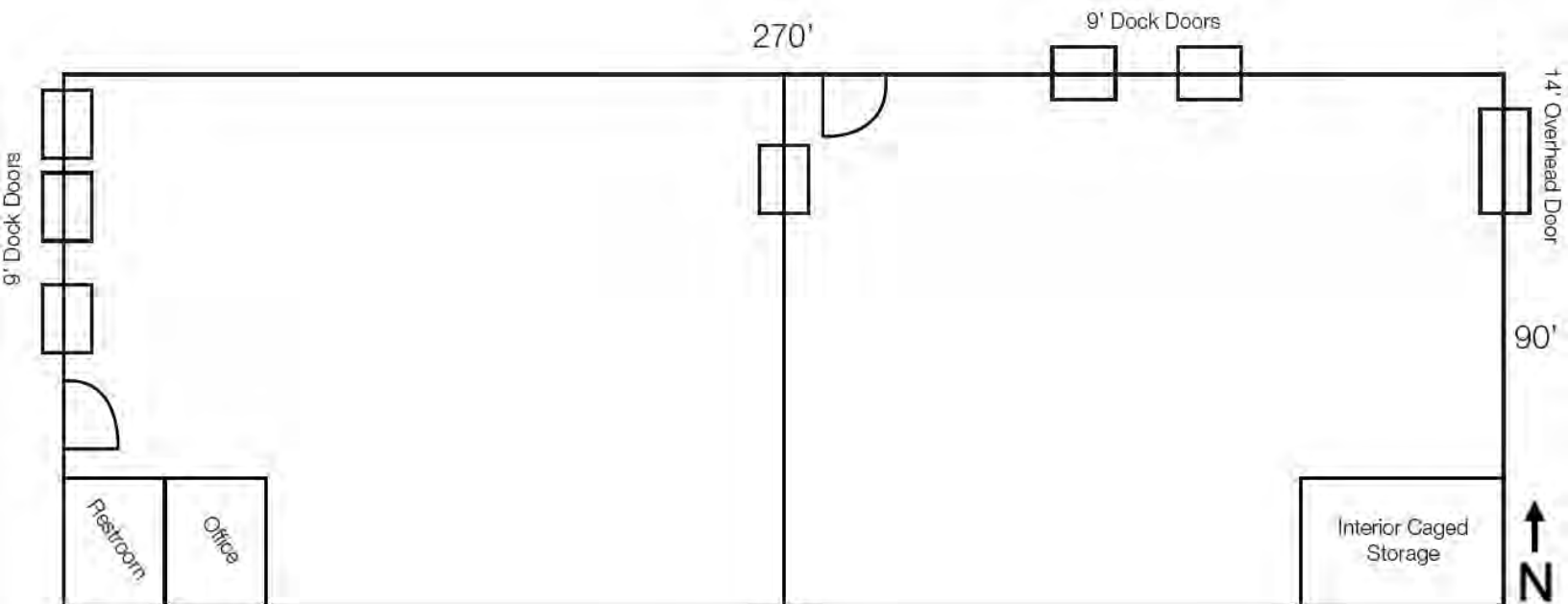
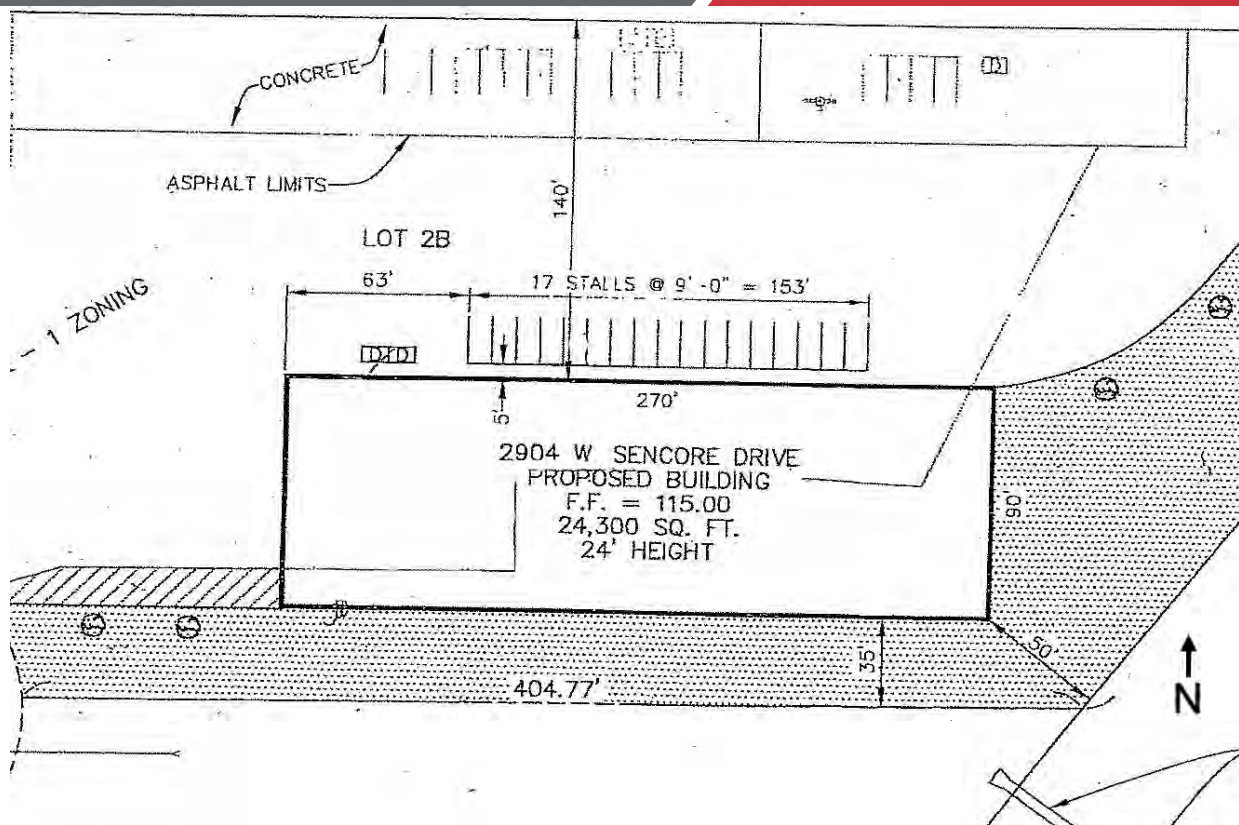
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SITE & FLOOR PLANS

2904 W. SENCORE DRIVE
Sioux Falls, SD 57107

FOR SUBLEASE

Industrial Property



INTERIOR PHOTOS

2904 W. SENCORE DRIVE
Sioux Falls, SD 57107

FOR SUBLEASE

Industrial Property



EXTERIOR PHOTOS

2904 W. SENCORE DRIVE
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AERIAL

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FOR SUBLEASE
Industrial Property



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