



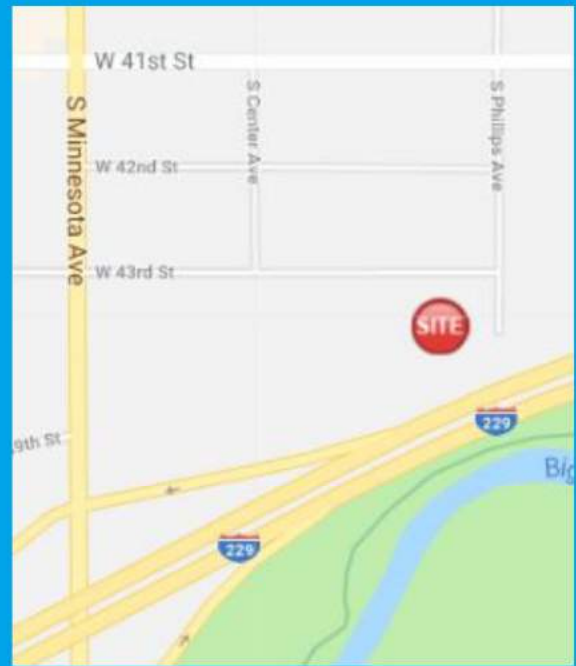
For Lease: Showroom/Shop Space In the desirable South Side of Sioux Falls!

3501 S. Phillips Ave Sioux Falls, SD



Space Size: 22,560 sq ft
Rate: \$5.75/sq ft NNN
Annual Taxes: \$13,039
Zoning: I-1 Light Industrial
Lot Size: 1.41 Acres

- Great Interstate Exposure & Access
- Large Heated Warehouse Approximately 18,000 sq ft
- 4 Grade Level 10' H x 18' W Drive In Doors (Expandable up to 7)
- 12' Sidewall Height
- Front Showroom Area
- Two Private Offices & Large Open Office Area
- Entire Property Fenced In



RON NELSON
C - 605-728-7600
ron@Ncommercial.com

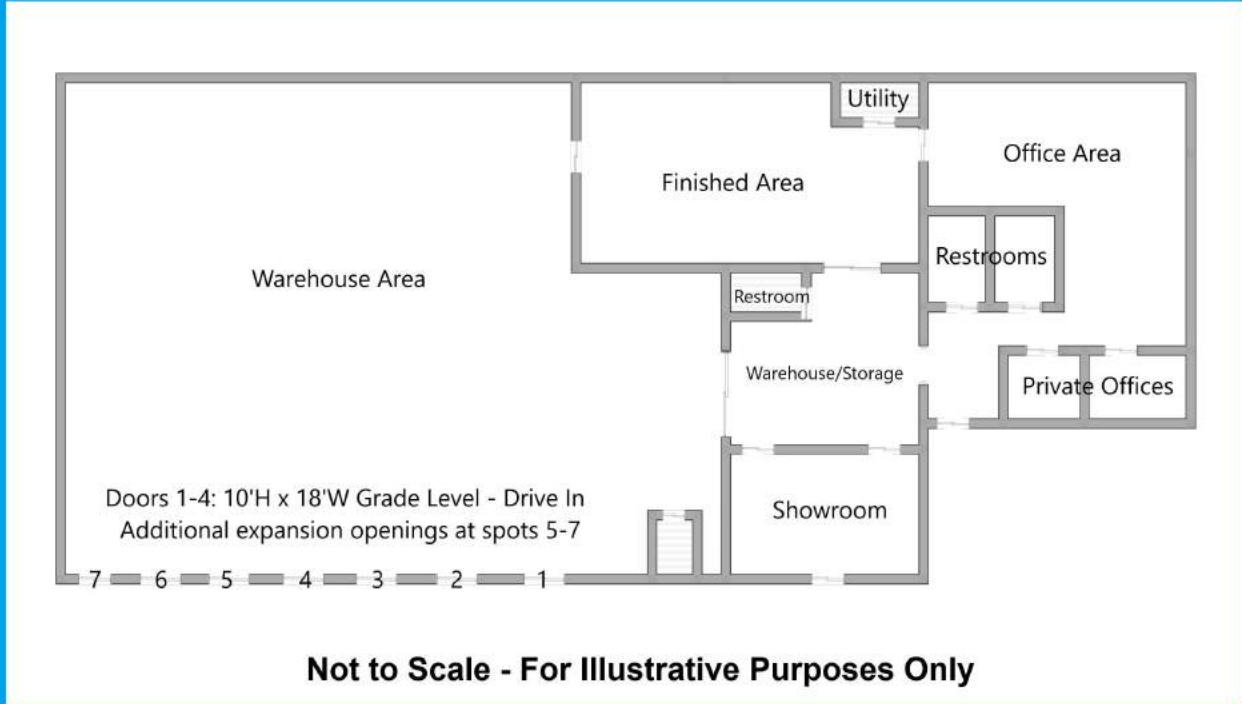
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605-977-0778



**Information contained herein provided by owner, city or county records. Purchaser or lessee should independently verify. All information contained hereindeemed reliable, but not guaranteed*

PHOTOS



Heated Warehouse Area



Front Showroom



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Member



AERIAL



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