

2030 E. 52nd Street N.
Sioux Falls, SD 57103

PROPERTY HIGHLIGHTS

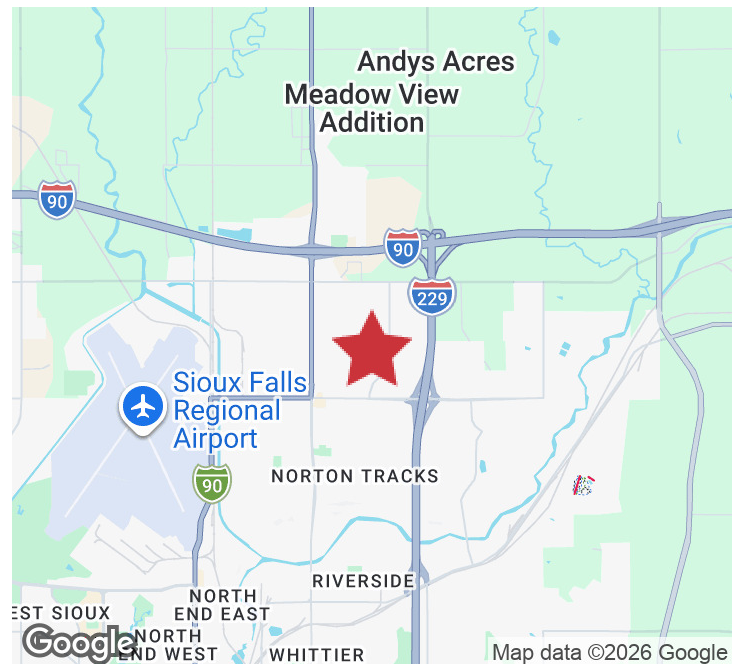
- One loading dock
- 14'x12' overhead door
- Sprinkler
- 440mp 3-phase power
- Side wall height: 26'
- Floor drain
- Landlord will consider direct lease based on terms

LOCATION DESCRIPTION

Located in northeast Sioux Falls in the Sioux Empire Development Park IV

Area neighbors include Linde Welding Gas & Equipment Center, AVPro Edge, Midwestern Mechanical, Core & Main, Convergent, Pepsi Bottling Group, Lift Solutions, K&J Trucking, Marco Technologies, Vander Haag's Inc

Lease Rate	\$7.50 PSF NNN
NNN Expenses	\$1.80 PSF
Space Available	5,775 SF



BILL CONNELLY

Vice President

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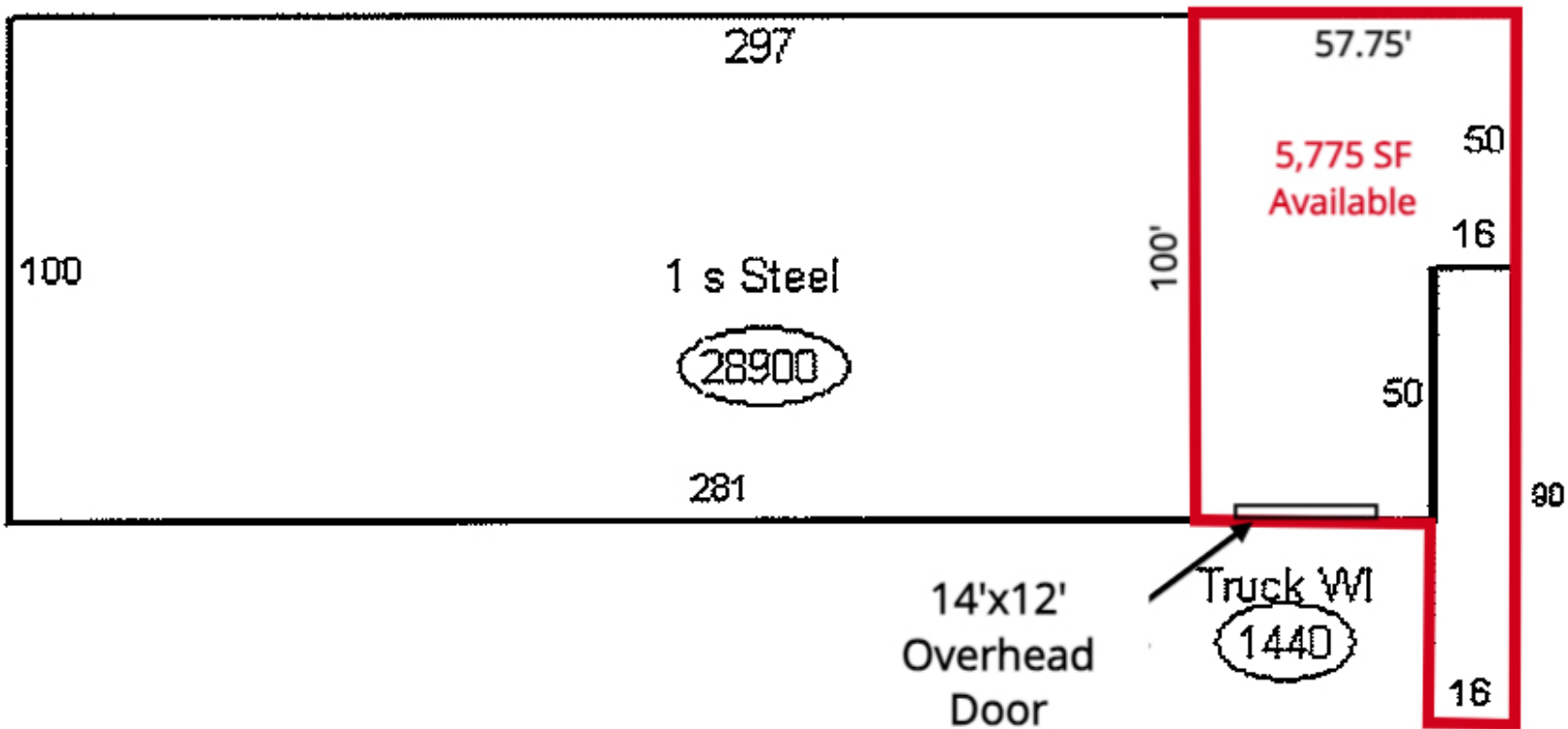
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FLOOR PLAN

2030 E. 52ND STREET N.
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FOR SUBLEASE

Industrial Space



PHOTOS

2030 E. 52ND STREET N.
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Industrial Space



AERIAL

2030 E. 52ND STREET N.
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FOR SUBLEASE
Industrial Space



SUBJECT PROPERTY

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