

511 N. GARFIELD CIRCLE

INDUSTRIAL PROPERTY FOR LEASE



511 N. Garfield Circle
Sioux Falls, SD 57104

FOR LEASE

\$3,200 Per Month NNN
6,300 SF

SIZE

- 6,300 SF

PRICE

- \$3,200 Per Month NNN
- Estimated NNN: \$1.16 / SF

LOCATION

- Well-kept light industrial property just off N. Kiwanis Avenue with easy access to Madison Street, West 12th Street and I-29

DESCRIPTION

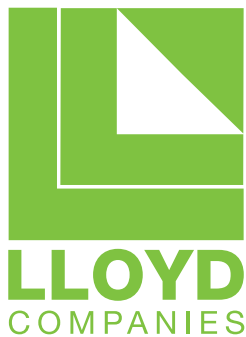
- Two-story building with approximately 6,300 square feet available on the main floor and 864 square feet on the second level
- Upstairs area includes an 18' x 30' room and an 18' x 18' room; both are fully carpeted room with cable TV hook-ups
- Building was constructed in 1996 and is situated on a cul-de-sac
- Main floor features include a 12' x 14' overhead door with 16' sidewalls, two side service doors, 12' x 18' office, 18' x 18' parts room, an ADA compliant restroom with shower
- Zoning: I-1 Light Industrial
- More property features included on page 2
- Contact Broker for additional information

Find out more at lloydcompanies.com

SCOTT BLOUNT

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PROPERTY FEATURES

Air compressor; plumbed throughout shop area

Floor drain

Reznor ambient heat

Rotary lift

2 side service doors into the building

12' x 18' office

18 x 18' parts room

1 – ADA compliant restroom and shower

Mechanical room with water heater/softener; washer and dryer hookups

Forced air heat/cool in office area and upstairs

2 storage closets

Electrical service is 400-amp 3 phase panel

Upstairs rooms include an 18' x 30' room, fully carpeted with cable hookup and an 18' x 18' room fully carpeted with cable hookup

Exhaust vents in shop (electric)

Ceiling fans in shop area

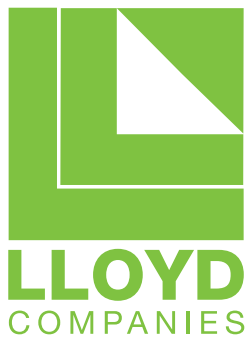
Exterior has underground sprinkler system

Building sits on approximately 18,000 square feet of land and is zoned I-1

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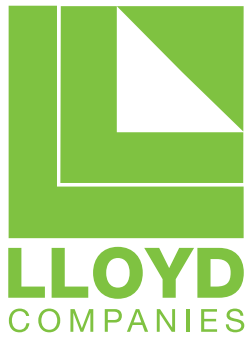
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INTERIOR PICTURES

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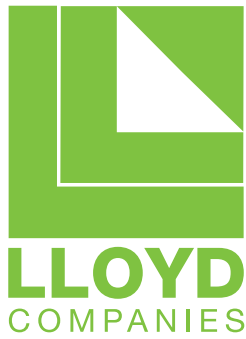


AREA MAP

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101 S. Reid Street | Ste. 201 | Sioux Falls, SD 57103 | 605.231.1738

Information deemed reliable, but not guaranteed.



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AERIAL MAP

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