

For Lease
Warehouse Space
\$4.75/Sq. Ft. NNN



Sletten 3rd Street Warehouse

2704 W. 3rd Street, Sioux Falls, SD

Property Features

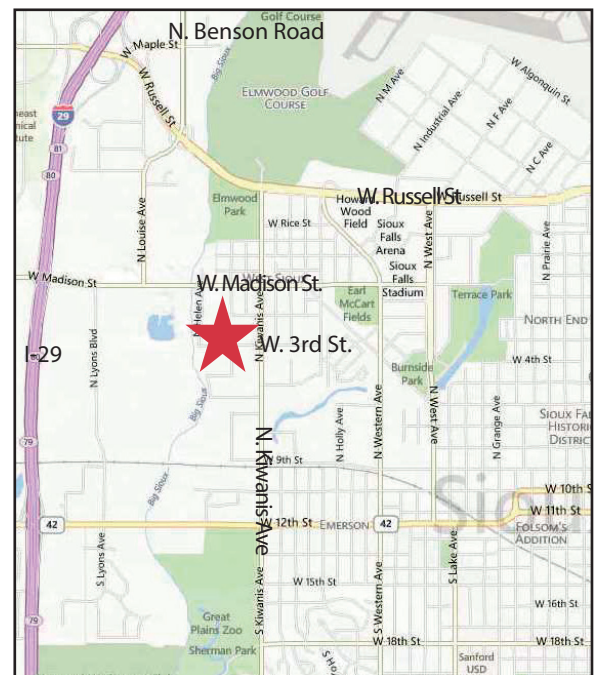
- 11,200 sq. ft. heated warehouse space
- Possible shared docks
- One 14' & one 14' X 18' overhead doors
- 32' clear height
- Available on or possibly before 9-30-16

Pricing

- Lease rate is \$4.75/sq. ft. triple net + utilities
- Triple net expenses estimated to be \$0.93/sq. ft.

Location

- Located east of J.D.'s House of Trophies.
- Area neighbors include J.D.'s House of Trophies, Kitchen's Unlimited, Skate City, Stellar Limousine, Family Dollar & The Gas Stop



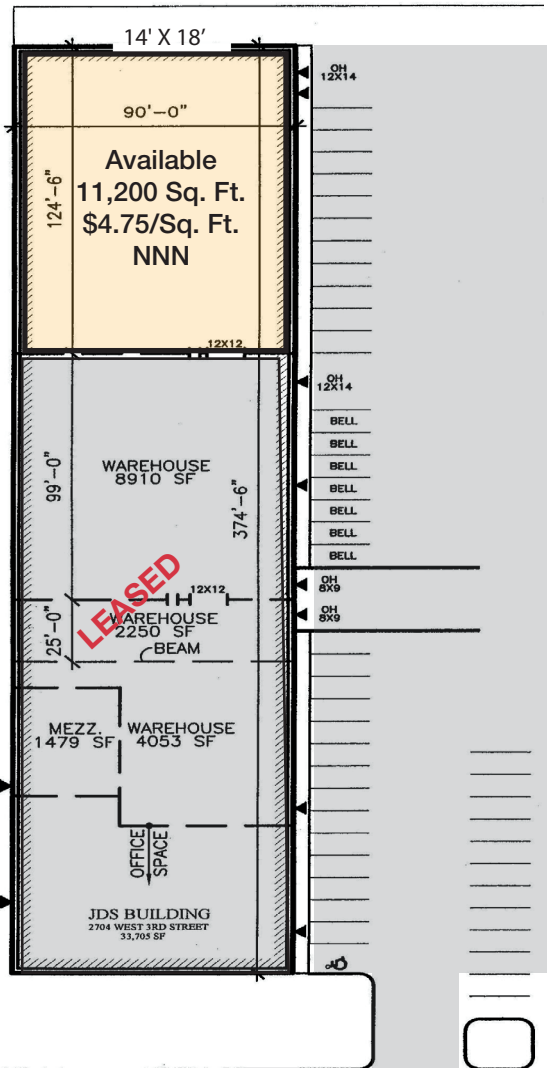
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Metal
Sales

Diamond Softball

Omnicare of SD

Steller Limosine

J D's House of Trophies

W. 3rd St

N. Kiwanis Ave

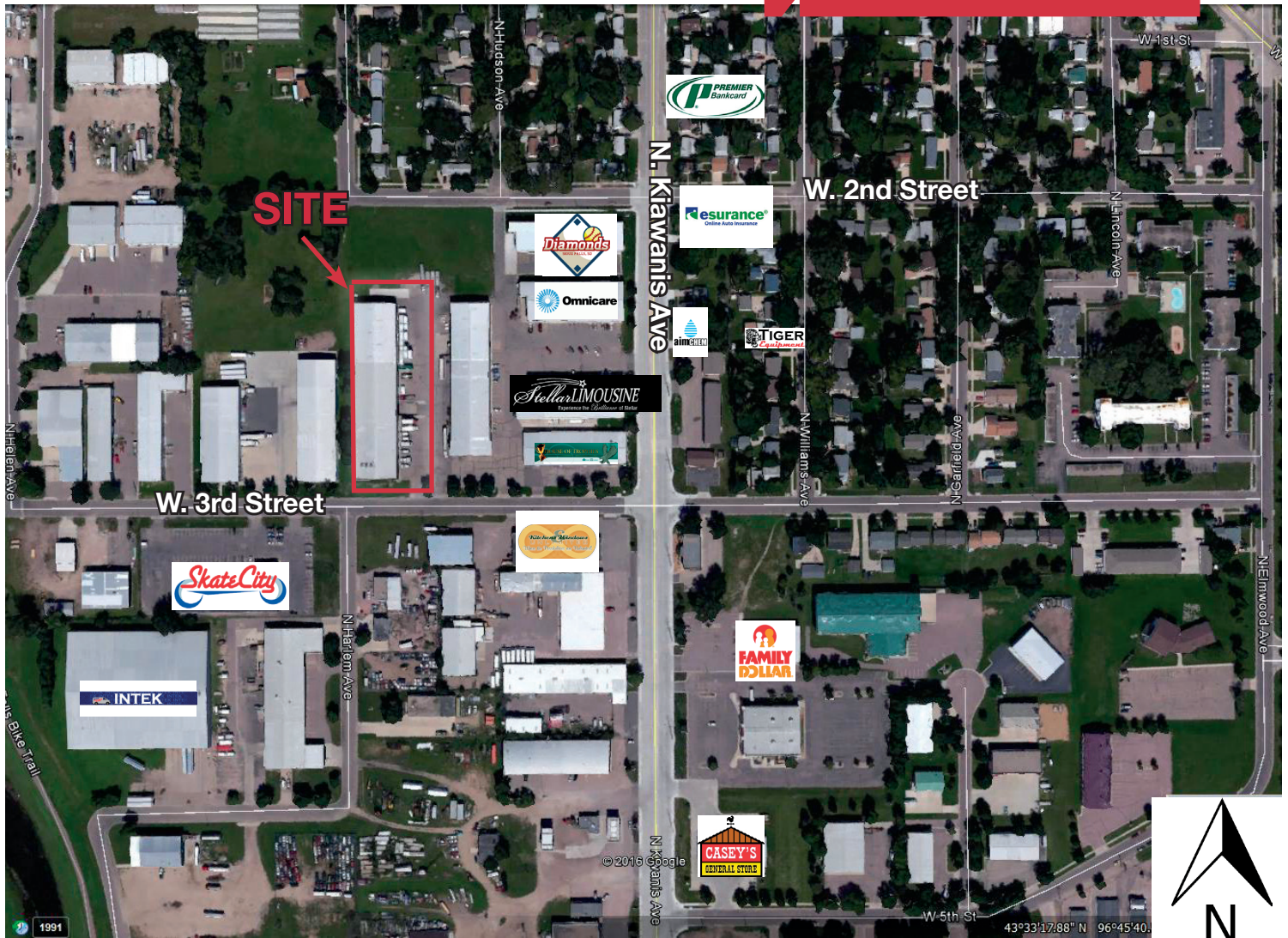
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