

1220 S MINNESOTA AVE

RETAIL SPACE FOR LEASE



1220 S Minnesota Avenue
Sioux Falls, SD 57105



Showroom/Office 5,691 SF +/-
Warehouse 4,995 SF +/-
Can be leased separately or together



\$14.00 / SF NNN
Estimated NNN: \$1.89 / SF
Warehouse: \$3,000 / Month

LOCATION

Prominently positioned at the northeastern junction of Minnesota Avenue and 21st Street, this location boasts exceptional visibility with 2022 traffic counts of 27,000 vehicles per day.

DESCRIPTION

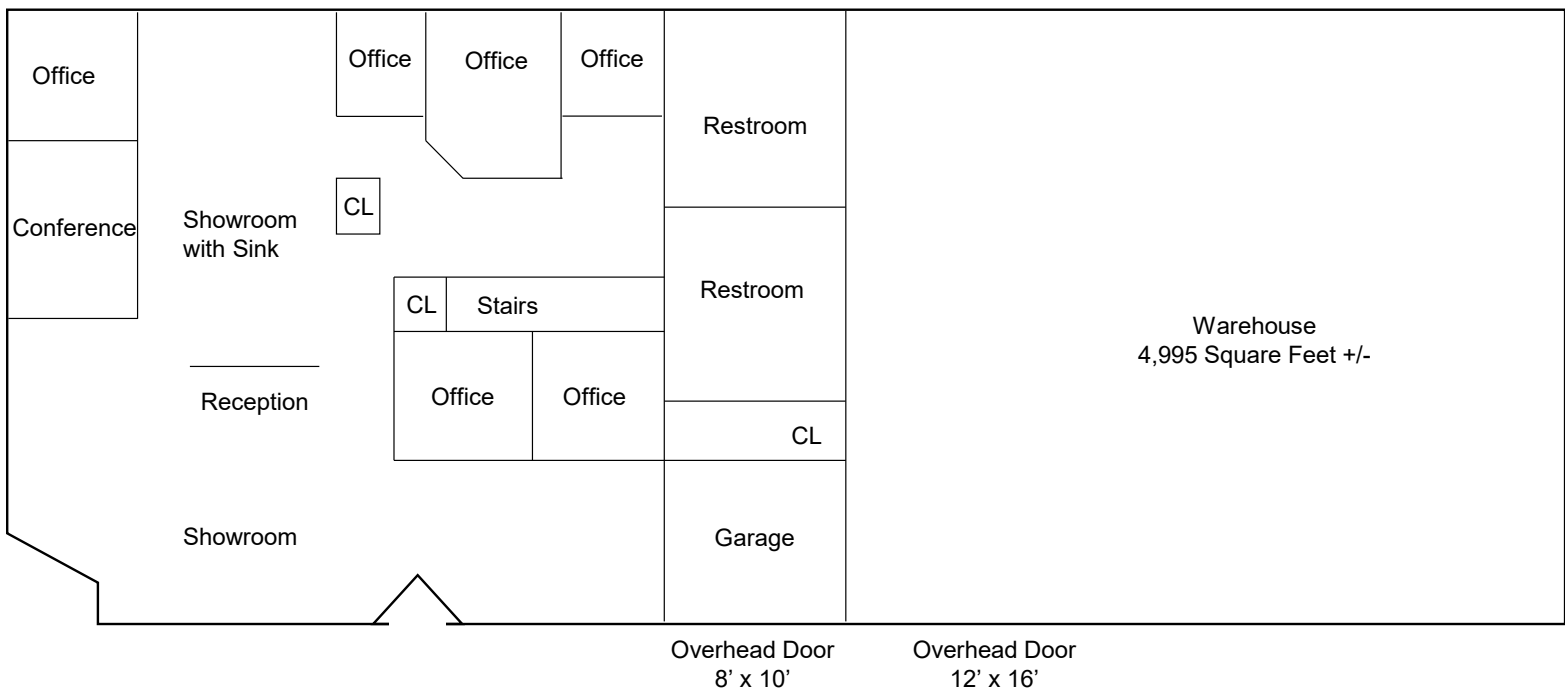
- Main level includes open showroom areas, six offices, a conference room, built-in reception, two restrooms, a garage area with an 8'x10' overhead door
- Full basement for storage is included in rent.
- Retail/office area features 2'x2' drop ceiling tile
- On-site parking available with 20 stalls
- Rare opportunity to have large warehouse connected to retail showroom
- Large windows facing Minnesota Ave and 21st Street
- Opportunity to lease adjoining warehouse space with approximately 4,995 square feet for \$3,000 per month
- Adjoining warehouse has a floor drain, water source, hanging Reznor heater, and 12'x16' overhead door with electric opener
- Contact Broker for additional information

SCOTT BLOUNT

605.231.1882 | scott@lloydcompanies.com

FLOOR PLAN

Concept only; subject to change



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101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820
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INTERIOR



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EXTERIOR



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WAREHOUSE



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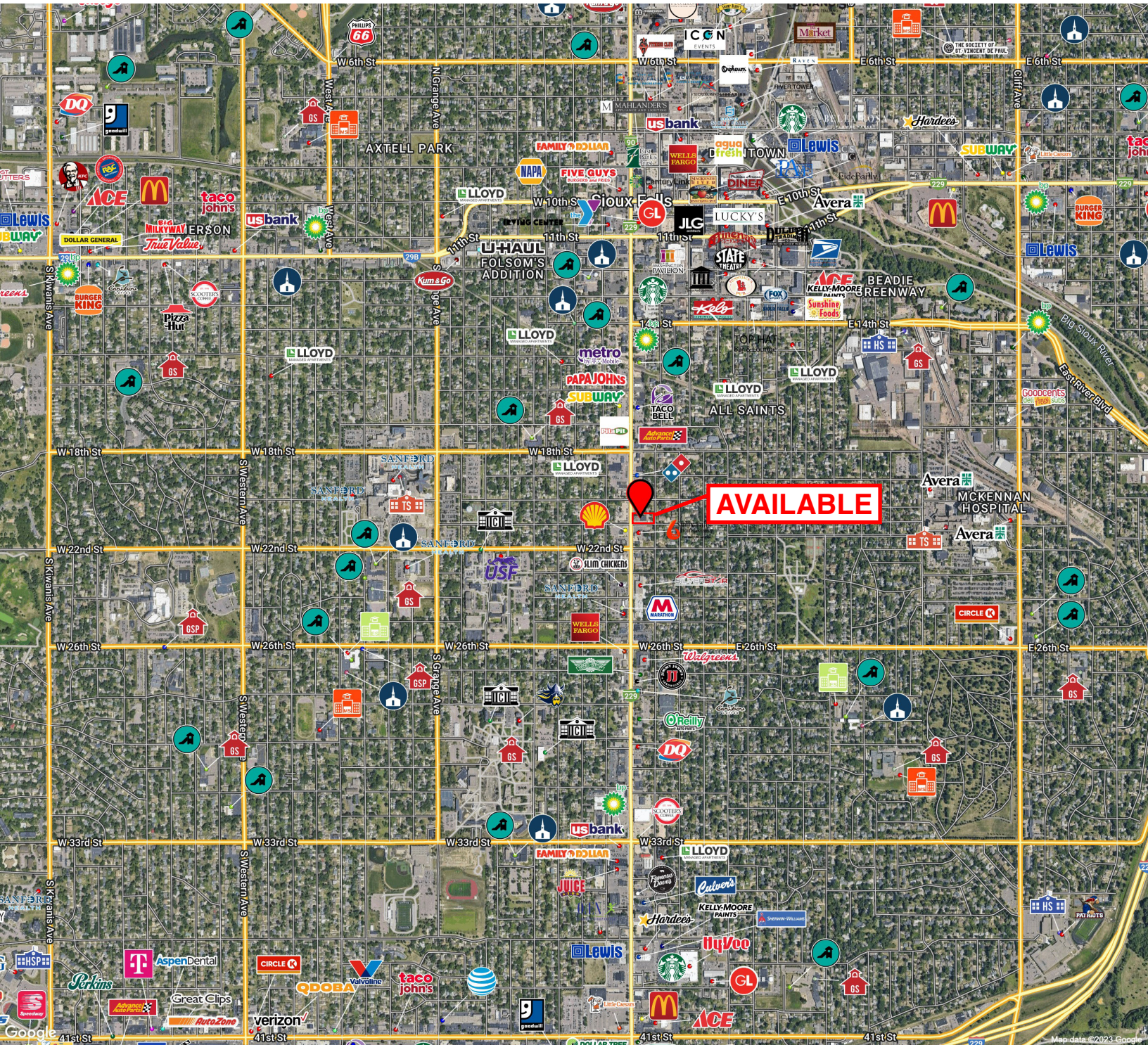
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AREA MAP



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