

WAREHOUSE PROPERTY



Hillco Warehouse 516 N. Garfield Circle, Sioux Falls, SD 57104

Property Features

- Building size: 6,000 sq. ft. •
- Lot size: 0.78 acres (33,840 sq. ft.)
- Year built: 2002 •
- Available for occupancy: May 1, 2021 .
- 1,500 sq. ft. office and mezzanine Three 14'x14' overhead doors •
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- 16' sidewalls •
- Floor drains
- Reznor heater •
- Property is currently occupied, contact broker for details

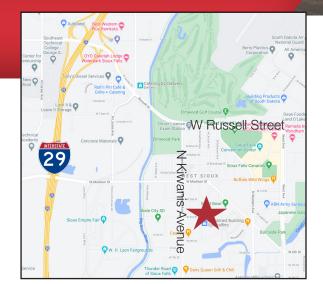
Pricing

- List price: \$625,000 (\$104.17/ sq. ft.) Lease rate: \$6.25/ sq. ft. NNN
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- 2019 Real Estate Taxes: \$6,385.02

Location

- Located just off of North Kiwanis Avenue on Garfield Circle
- Area neighbors include: Dreamers Outlet, The Point is to Serve, Casey's General Store, JD's House of Trophies, Hander Plumbing and Heating, Specialty Sealants

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Troy Fawcett, CCIM, SIOR President

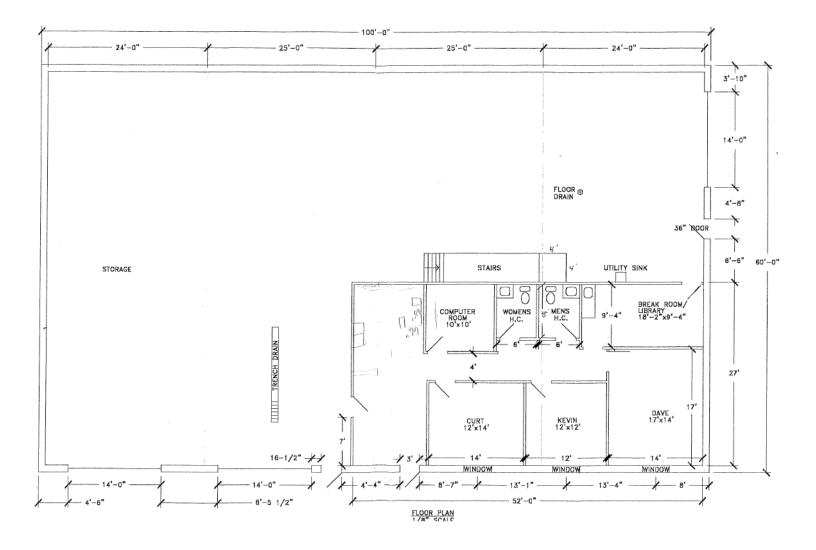
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