

For Lease
Industrial Space
Lease Rate: \$6.00/ sq. ft. gross
plus utilities



Sterling Industrial Shop #350

2205 E. 39th Street N, Sioux Falls, SD 57104

Property Features

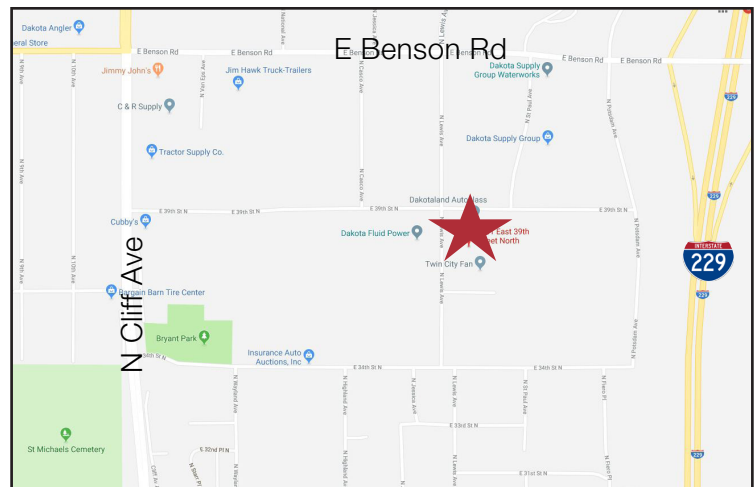
- Suite size: 2,750 sq. ft. (25' x 110')
- Reznor heater in the unit
- One (1) 14' x 15' OH Door
- Interior office & restroom
- Sprinklered
- Interior Floor Drain (Former Wash Bay)
- 22" Clear Height
- 200 Amp, 3-Phase power
- Available May 2020
- All showings must go through broker, space currently occupied

Pricing

- Lease rate: \$6.00/ sq. ft. gross + utilities

Location

- Located just east of North Cliff Avenue on 39th Street
- Area neighbors include: Dakotaland AutoGlass, Dakota Fluid Power, Dakota Supply Group, Nordica Warehouse, Tractor Supply, Ben's Bargain Barn Tire Center, Dakota Wall Systems, Casco Storage Units, Empire Motorsports



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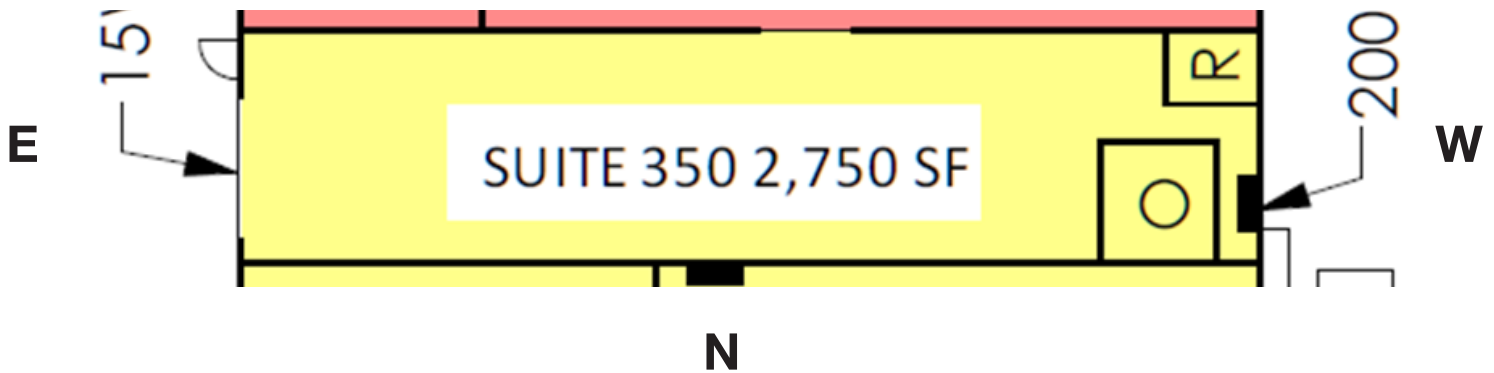
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