

For Sale or Lease
Call Center Ready Building
List Price: \$260,000
Lease Rate: \$3.50/ sf NNN



Clarity Telecom Building

2000-2002 Industrial Street, Viborg, SD 57070

Property Features

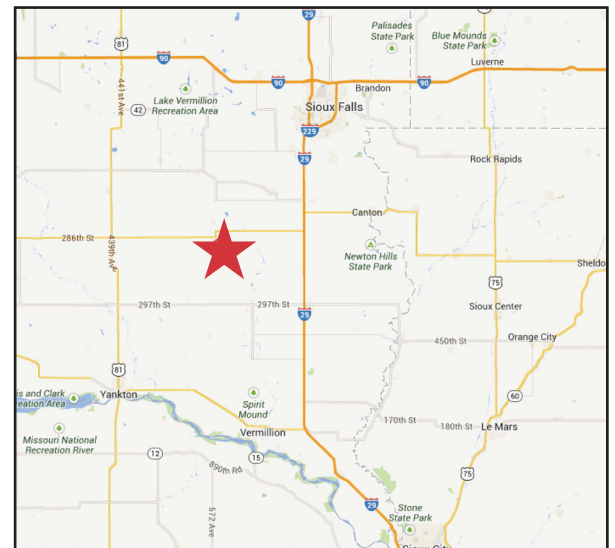
- Building size: 14,000 sq. ft.
- Lot size: approximately 3.5 acres
- Heavy power and fiber optic cabling - redundancy in place for disaster recovery
- Back-up generator
- Large lighted and paved parking lot

Pricing

- Sale Price: \$260,000 (\$18.57/sq. ft.)
- Lease Rate: \$3.50/sq. ft. NNN

Location

- Located 13.8 miles west of I-29 via exit 53 or 38 miles southwest of Sioux Falls



Bill Connelly

+1 605 444 7130 direct
+1 605 254 2360 mobile
bconnelly@naisiouxfalls.com

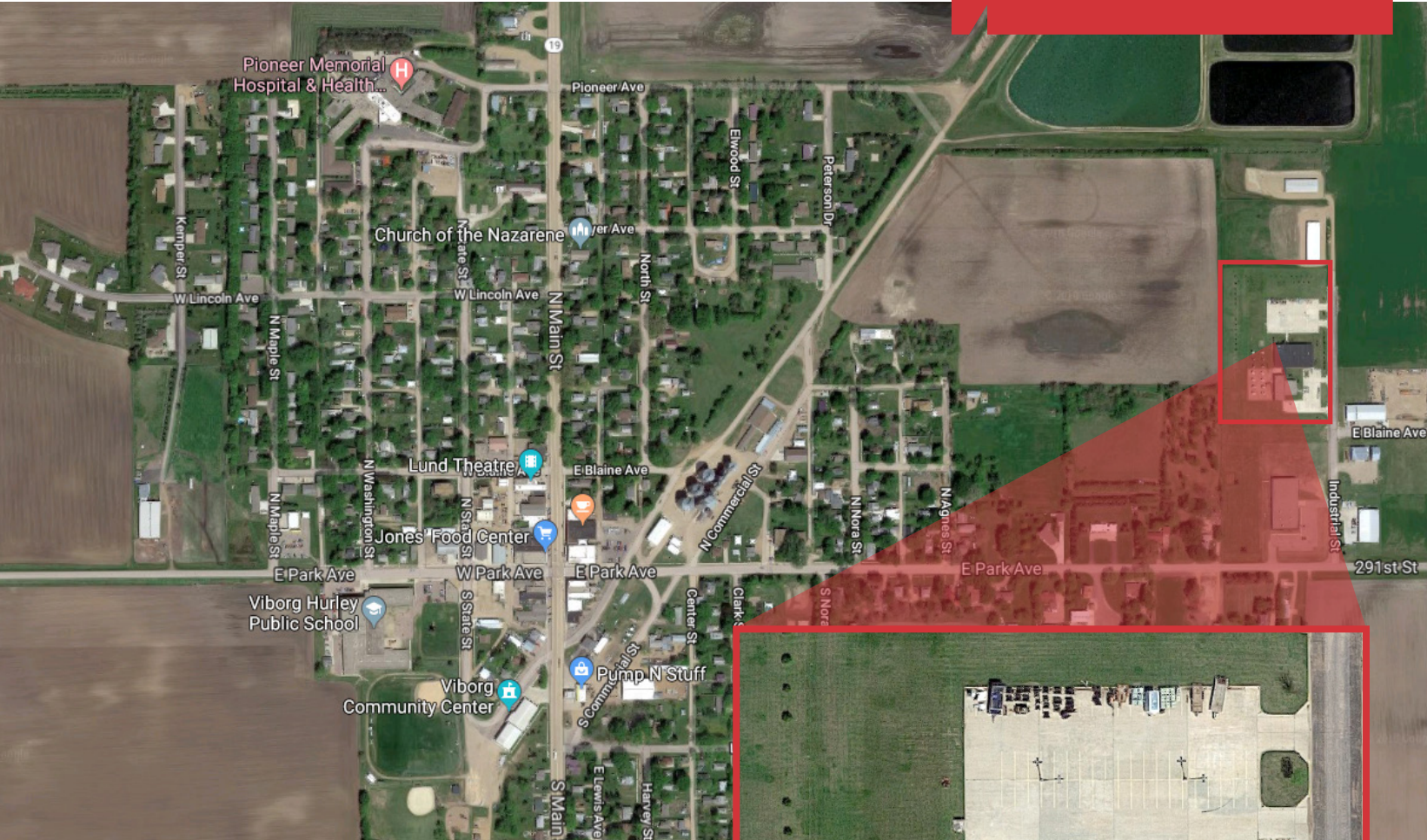
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

2500 W. 49th Street, Suite 100
Sioux Falls, SD 57105
+1 605 357 7100
naisiouxfalls.com

For Sale or Lease
**Former Call Center
Office Building**

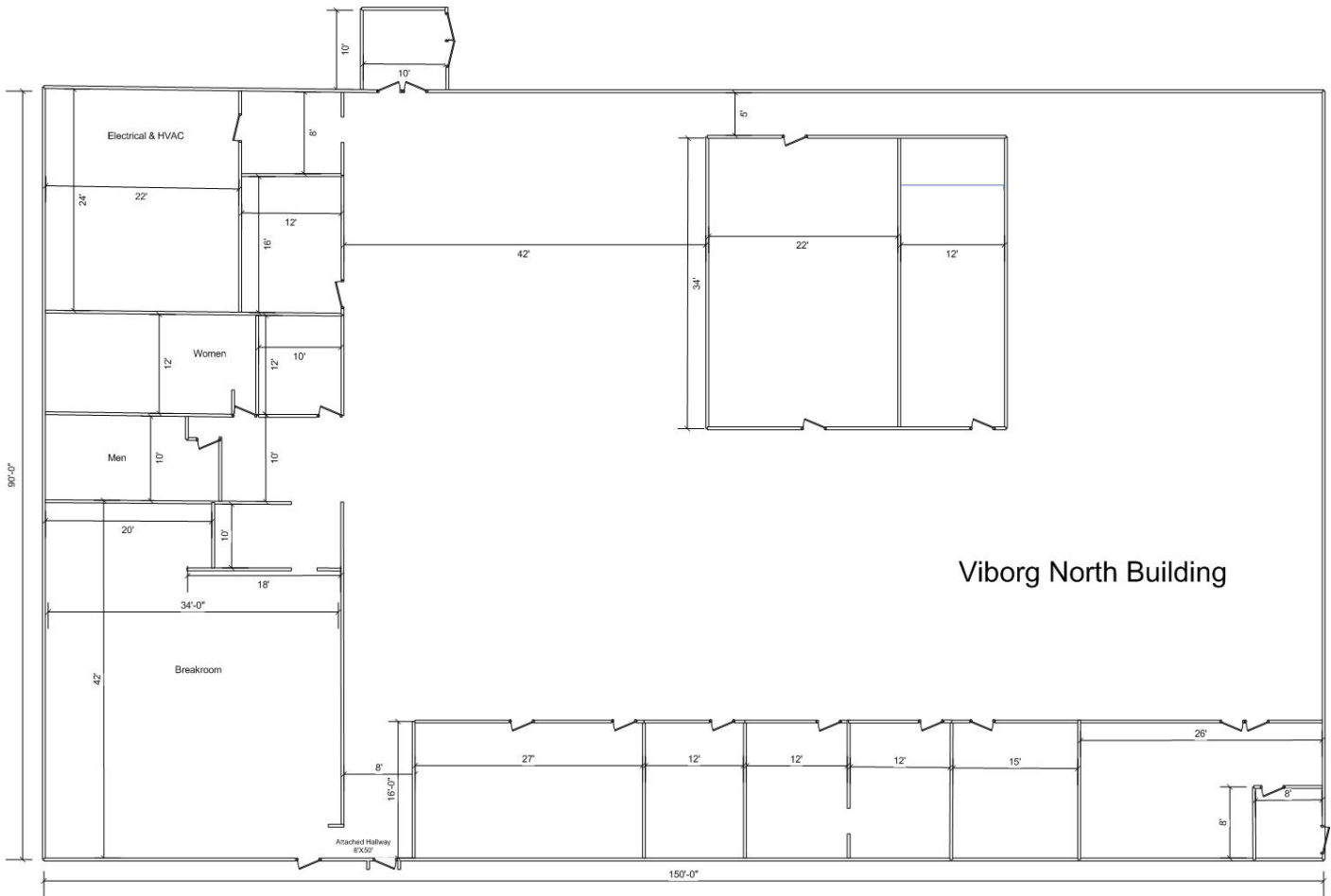


For Sale or Lease
**Former Call Center
Office Building**



2500 W. 49th Street, Suite 100
Sioux Falls, SD 57105
+1 605 357 7100
naisiouxfalls.com

For Sale or Lease
**Former Call Center
Office Building**



Viborg North Building