

For Lease Shop Buildings Lease Rate: \$6.00/ sq. ft. NNN



Charlotte Shop Buildings

600 & 604 S. Charlotte Avenue, Sioux Falls, SD 57103

Property Features

- 600 S. Charlotte: 4,750 sq. ft.
 - 3,500 sq. ft. warehouse
 - 1,250 sq. ft. office
 - Four 10' x 12' overhead doors
 - Six offices
 - Reception area
 - Year built: 1977
- 604 S. Charlotte: 4,000 sq. ft. with office
 - Dimensions: 40' x 100'
 - One 10' x 12' overhead door
 - Two 200 amp electrical panels
 - In-floor radiant heat
 - 3 phase power
 - Air-conditioned building
 - Year built: 2004
- Zoning: C-3
- Lot size: 23,373 sq. ft.

Pricing

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Location

- Located just southwest of the E. 10th Street & Sycamore Avenue intersection
- One mile from I-229
- Area neighbors include: Dairy Queen, J&R Auto Sales, Ace Hardware, US Bank, Shop n' Cart, Shopko, TMA

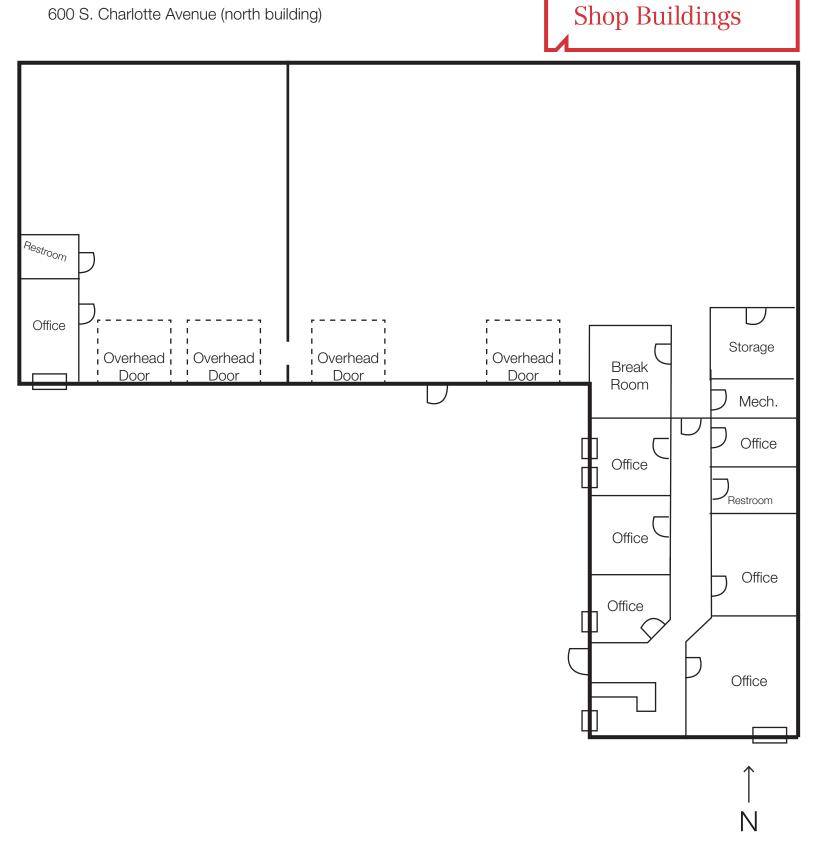
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600 S. Charlotte Avenue (north building)



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For Lease

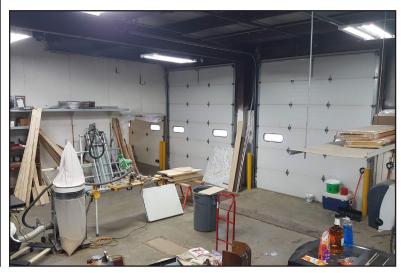


600 S. Charlotte Avenue (north building)

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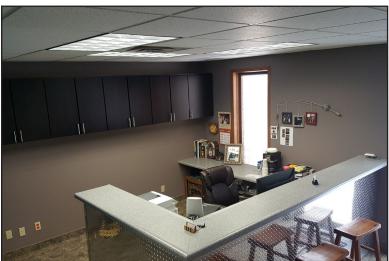
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604 S. Charlotte Avenue (south building)

For Lease Shop Buildings



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