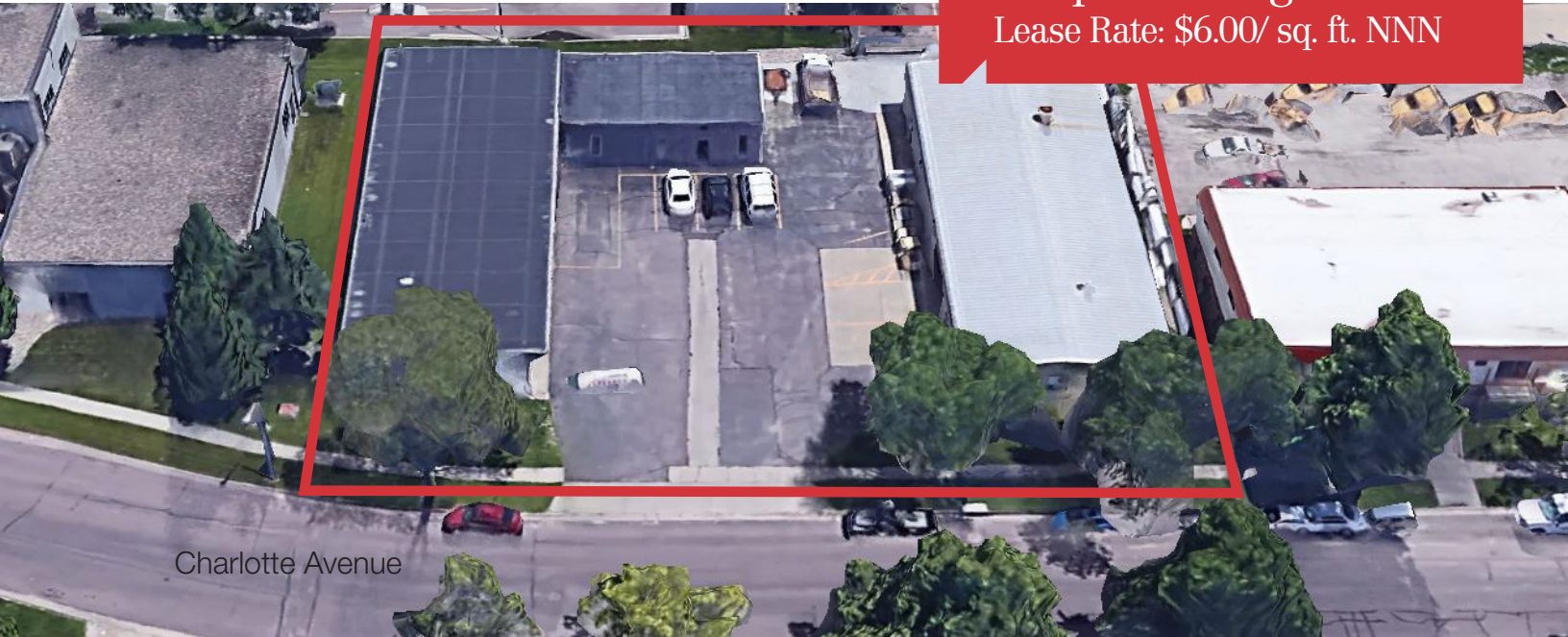


For Lease  
Shop Buildings  
Lease Rate: \$6.00/ sq. ft. NNN



## Charlotte Shop Buildings

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

### Property Features

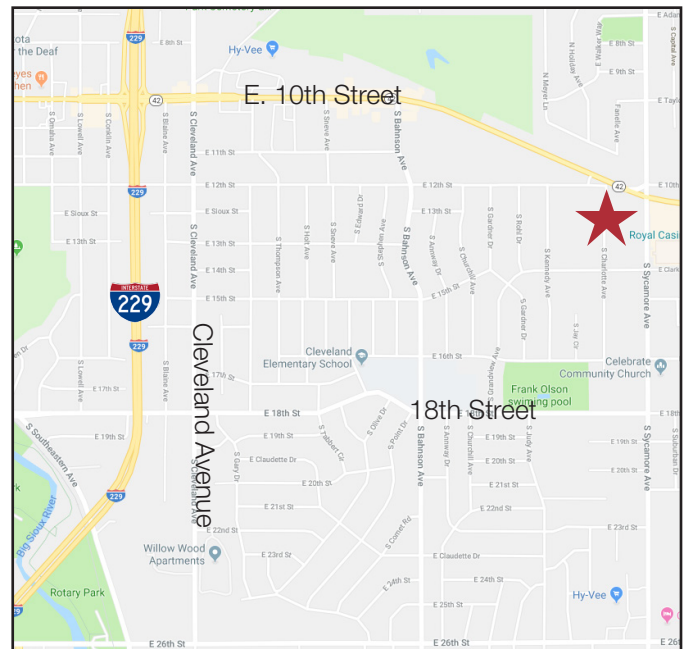
- 600 S. Charlotte: 4,750 sq. ft.
  - 3,500 sq. ft. warehouse
  - 1,250 sq. ft. office
  - Four 10' x 12' overhead doors
  - Six offices
  - Reception area
  - Year built: 1977
- 604 S. Charlotte: 4,000 sq. ft. with office
  - Dimensions: 40' x 100'
  - One 10' x 12' overhead door
  - Two 200 amp electrical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

### Pricing

- Lease rate: \$6.00/ sq. ft. NNN

### 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



**Craig Hagen, CCIM, SIOR**

605 444 7115 direct

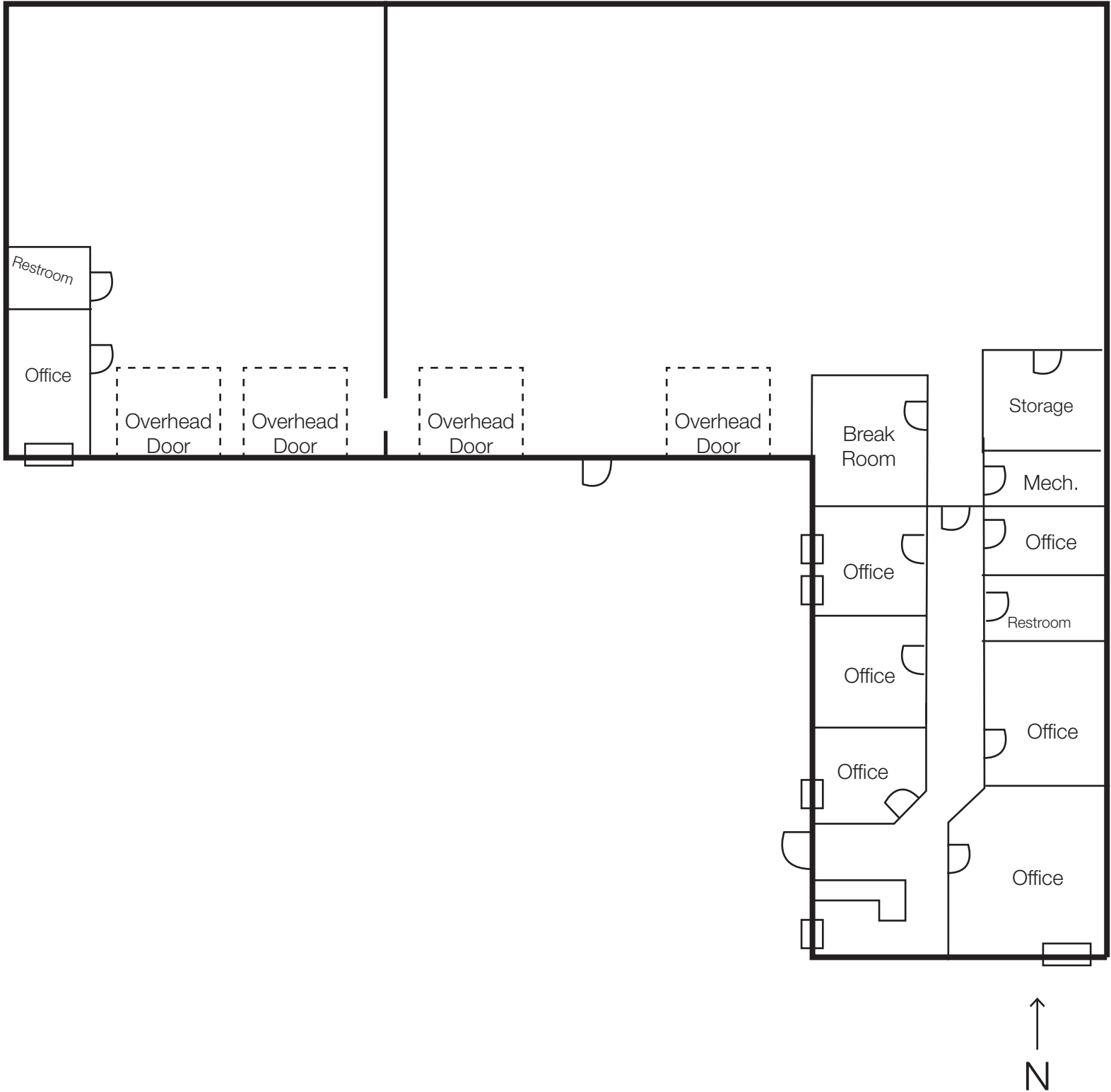
605 310 4227 mobile

chagen@naisiouxfalls.com

600 S. Charlotte Avenue (north building)

For Lease

Shop Buildings



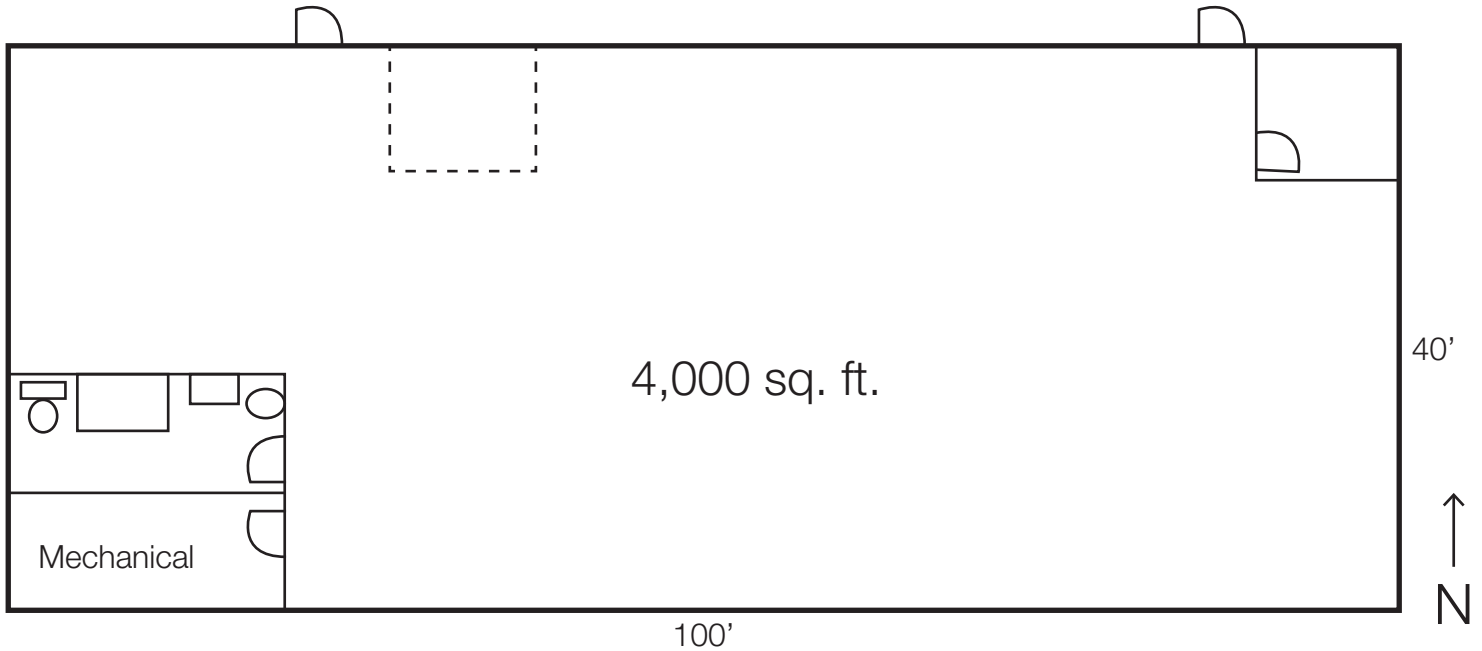
600 S. Charlotte Avenue (north building)

For Lease  
Shop Buildings



604 S. Charlotte Avenue (south building)

For Lease  
Shop Buildings



For Lease  
Shop Buildings

