

For Lease

## Marietta Warehouse

Lease Rate: \$6.00/ sq. ft.  
plus utilities



## Marietta Warehouse

2904 W. Sencore Drive, Sioux Falls, SD 57107

### Property Features

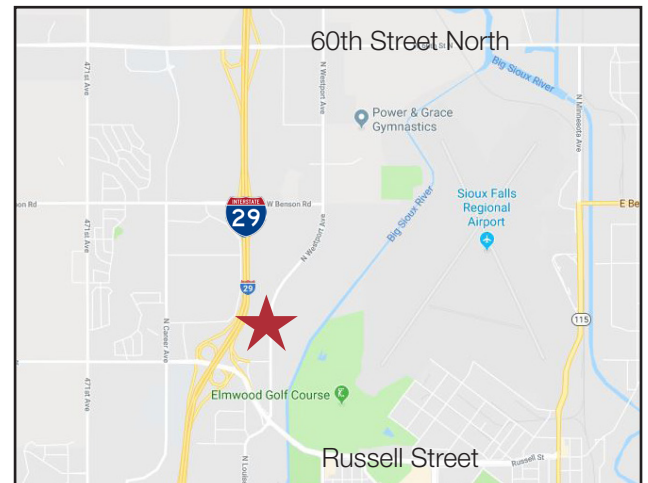
- Building size: 24,300 sq. ft.
- Year built: 1996
- Zoning: I-1
- Five (5) dock doors - 9'
- One (1) drive-in door - 14'
- 24' sidewall, 30' clear height
- Center ceiling beams
- Fully sprinklered
- Two (2) hanging reznor heaters
- Available 7/1/2020

### Pricing

- Lease rate: \$6.00/ sq. ft. gross plus utilities
- Trailing 12 months of utilities run approximately \$0.50/ sq. ft. (\$11,912)

### Location

- Area neighbors include: Orion Foods, UPS, Ramkota Hotel, Elmwood Golf Course, Sencore



### Marcus Mahlen, CCIM

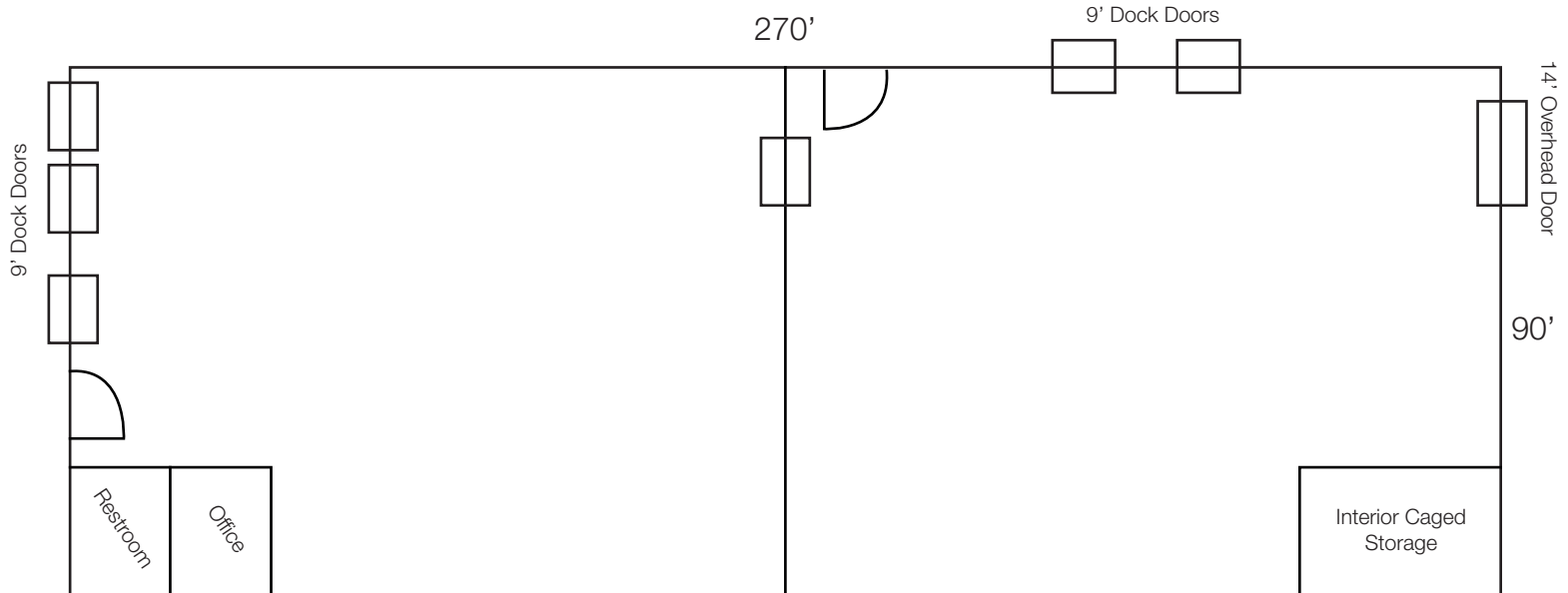
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**Warehouse**





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