



Cliff Avenue Flex Space

406 S. Cliff Avenue, Sioux Falls, SD 57104

Property Features

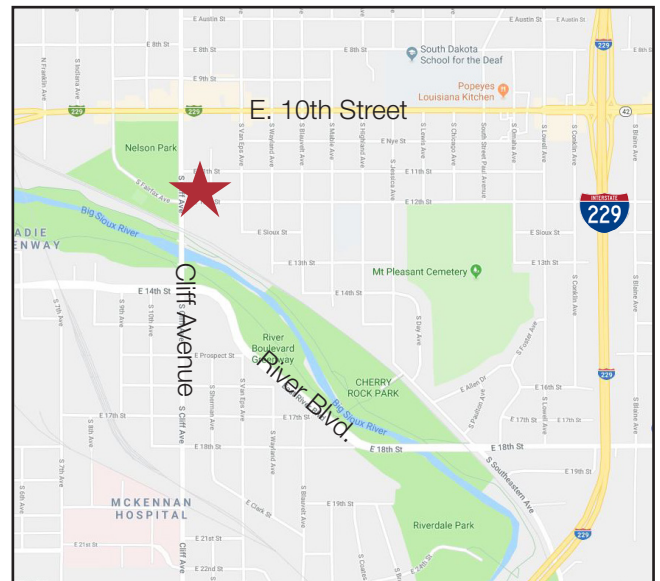
- Flex building available for lease
- 14,400 sq. ft. available warehouse, retail, and office space
- Lot size:
 - 408 S. Cliff - .40 acres (17,472 sq. ft.)
 - 406 S. Cliff - .18 acres (7,800 sq. ft.)
 - 400 S. Cliff - .22 acres (9,440 sq. ft.)
- 28 paved, on-site parking spaces with room for more
- One 12' overhead door
- Floor drains
- Year built: 1983
- Reznor Heater
- 3-Phase Electric
- Room for expansion to the north

Pricing

- Lease rate: \$10.50/ sq. ft. gross plus electric
- Two small portions currently leased approx. 4,000 sq. ft. by two tenants with flexible leases - contact broker for details

Location

- Located just north of the Cliff Avenue and 14th Street intersection
- Area neighbors include: Former Buck's Muffler, Lewis Drug, WinSupply



Marcus Mahlen

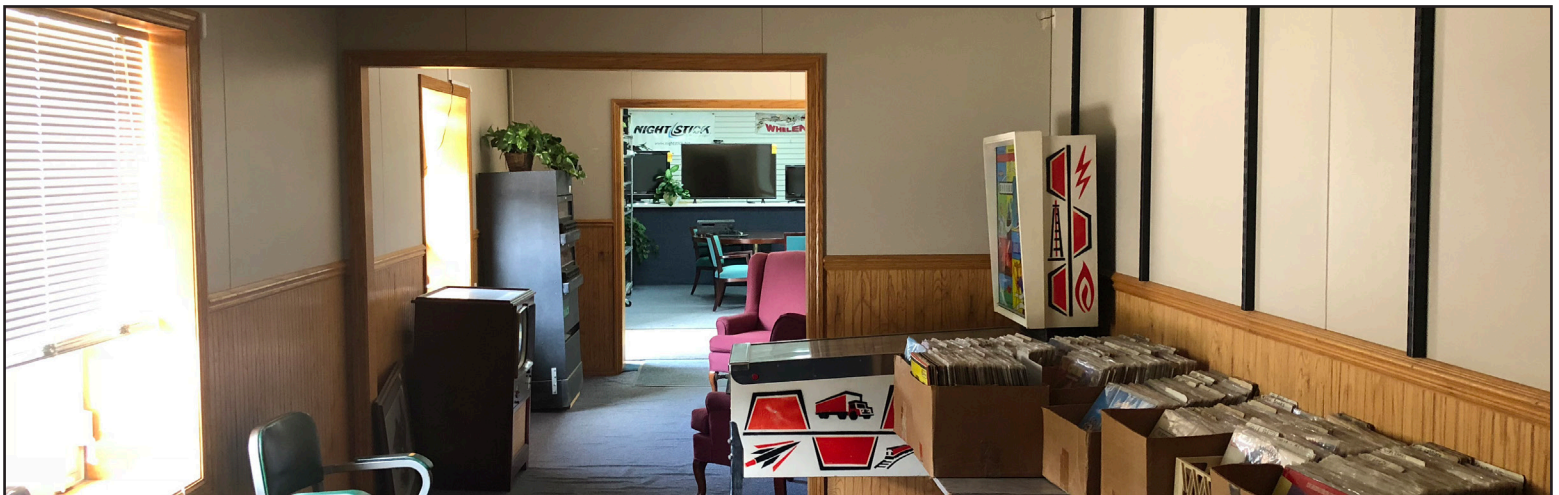
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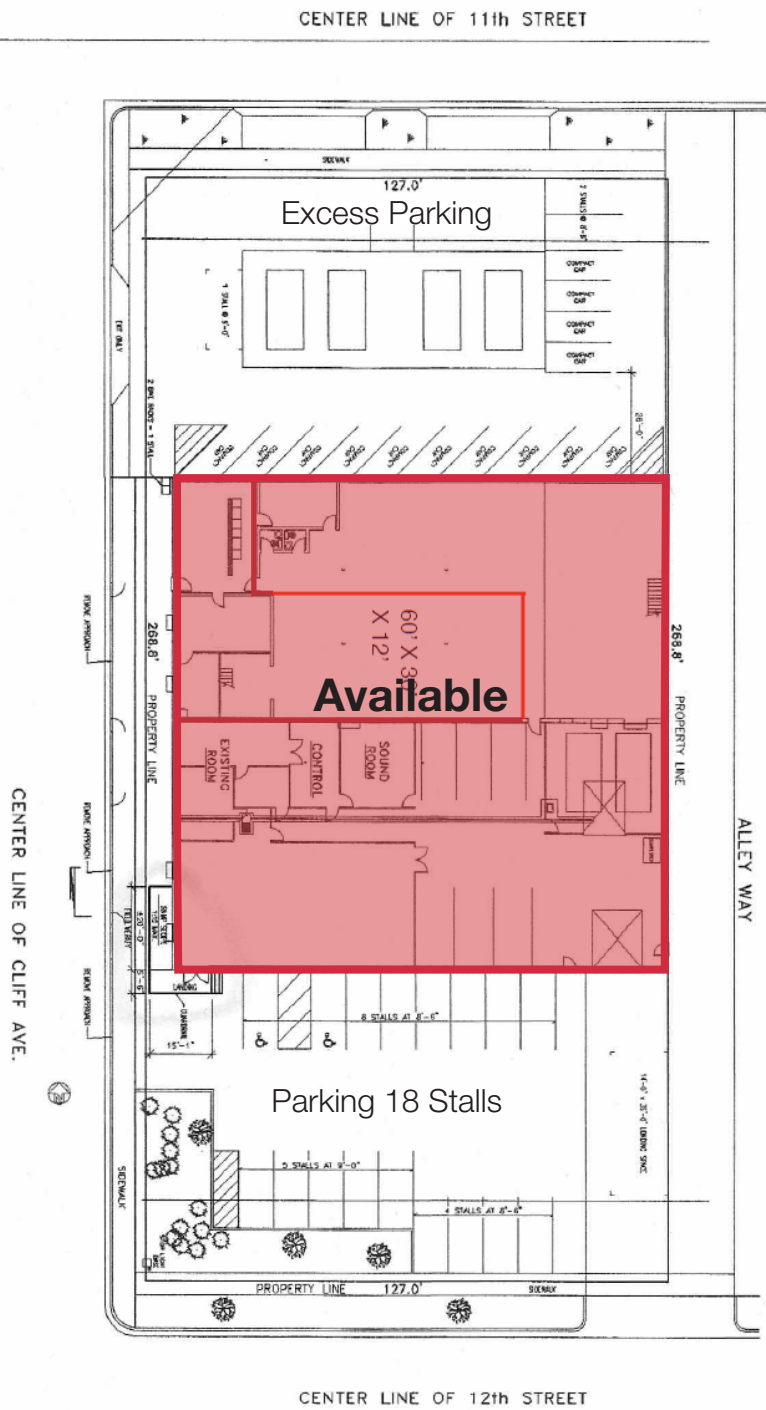
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For Lease
Flex Space



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