

For Lease Warehouse Space Lease Rate: \$5.00/ sq. ft. G+U

Driscoll Services Building

611 N. West Avenue, Sioux Falls, SD

Property Features

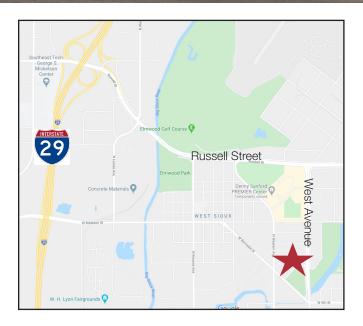
- Suite size: 24,000 sq. ft.
- Newly renovated inside and out
- Two dock doors
- 3-phase power
- Fire sprinkler
- Zoning: I-1
- Building and monument signage
- Paved, on-site parking

Pricing

• Lease rate: \$5.00/ sq. ft. gross plus utilities

Location

- Located close to the new Denny Sanford PREMIER Center
- Easy access off I-29
- Area neighbors include the Denny Sanford PREMIER Center, Maximum Promotions, American Legion, Stewart School, ABN Army Surplus, Sioux Falls Canaries Stadium and Sioux Empire Federal Credit Union

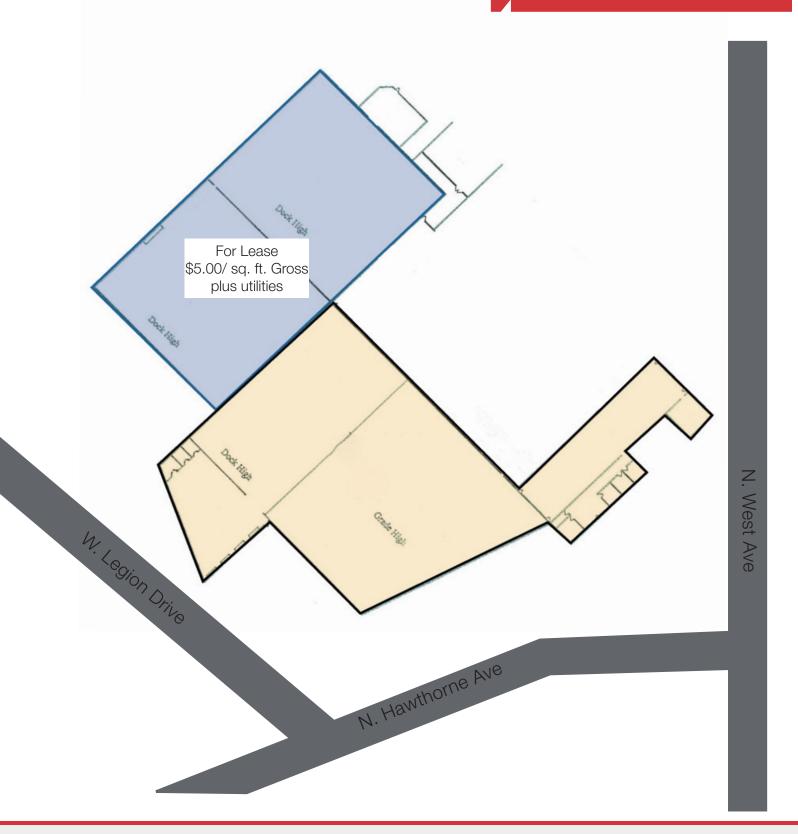




Troy Fawcett, CCIM, SIOR President/Principal Broker

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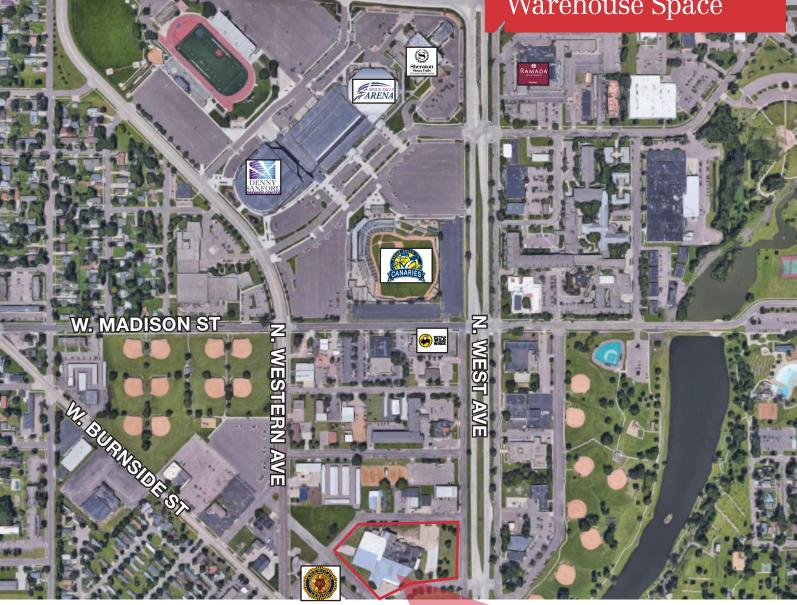




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