

**FOR  
LEASE**

# RAMSTAD SHOP 1

Interstate 29 - Exit 86

## Brand New Industrial Building for Lease



47171 Haylie Street  
Sioux Falls, SD 57107



### size

10,200 square feet

(plus option to connect to 12,100 sq ft building next door)



### price

\$5.75 per sqft (NNN)



### details

- 80' x 100' shop space
- 20' sidewalls
- 3 overhead doors (16' x 14')
- one 9' dock door with bumpers
- 3-phase electrical to building, single phase in building.
- Radiant heat
- Separate restrooms in shop and office
- Office mezzanine can be used as office space, storage or sleeping quarters (with additional restroom/shower)



### layout

80' x 100' shop area (8,000 sqft shop)

2-level office area (2,200 sqft total office)



### location

Building is located in the Crooks Industrial Park at Exit 86 off Interstate 29.

Information deemed reliable but not guaranteed.



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Sioux Falls, South Dakota 57108  
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LOCATION MAP

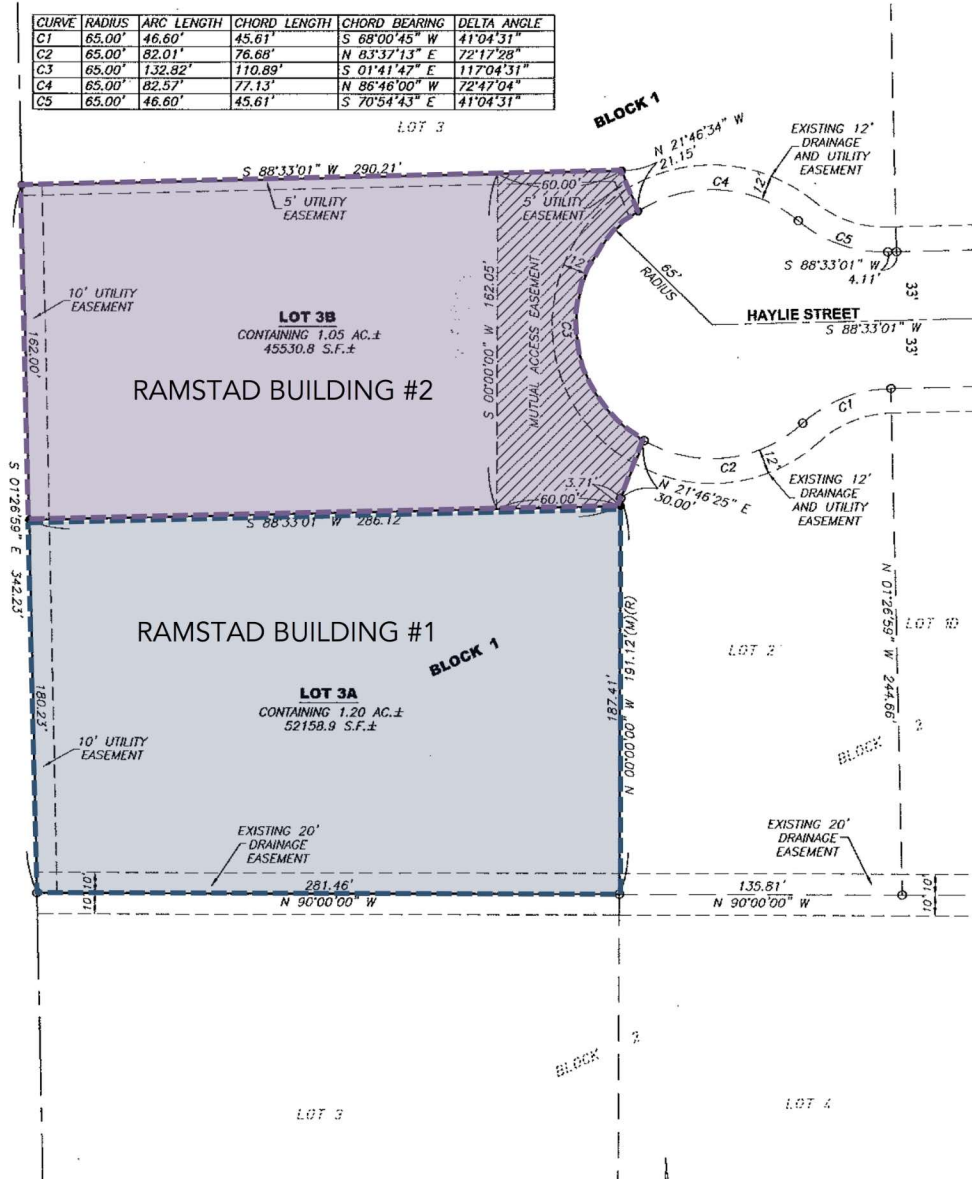




# PLAT OF LOT 3A AND LOT 3B IN BLOCK 1 OF GREEN VALLEY ADDITION

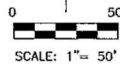
AN ADDITION IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 102 NORTH, RANGE 50 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	65.00'	46.60'	45.61'	S 68°00'45" W	41°04'31"
C2	65.00'	82.01'	76.88'	N 83°37'13" E	72°17'28"
C3	65.00'	132.82'	110.89'	S 01°41'47" E	117°04'31"
C4	65.00'	82.57'	77.13'	N 86°46'00" W	72°47'04"
C5	65.00'	46.60'	45.61'	S 70°54'43" E	41°04'31"



### LEGEND:

- SET 5/8" REBAR W/CAP #6700
- FOUND MONUMENT (#6972)
- (R) RECORD INFORMATION
- (M) MEASURED DISTANCE
- AC. ACRES
- S.F. SQUARE FEET
- R/W RIGHT-OF-WAY
- PREVIOUSLY PLATED LINE
- - - EASEMENT LINE
- N.T.S. NOT TO SCALE



NOTES:  
BASIS OF BEARINGS IS ASSUMED  
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.  
EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN ON THE PLAT.

PREPARED BY:  
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