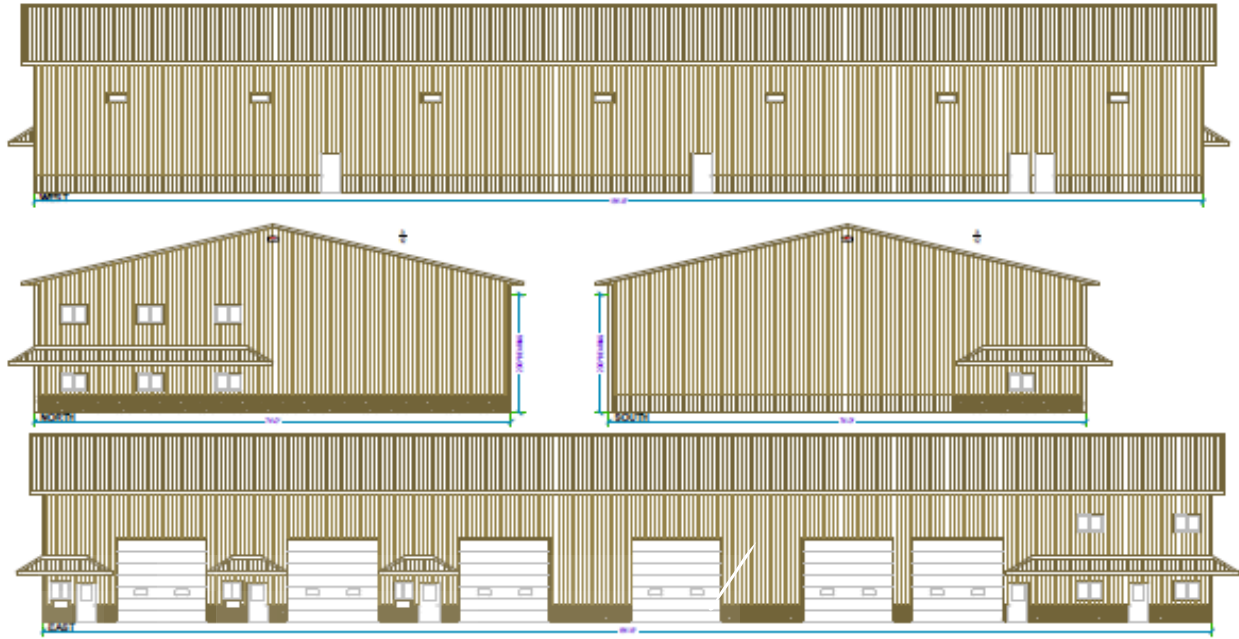


# FOR LEASE



Industrial Space  
\$6.75 PSF

Josmer Properties II  
1201 N. Carla Avenue, Sioux Falls SD



## Highlights:

Square Feet: 2,000 SF to 14,000 SF

Lease Rate: \$6.75 PSF

Lease Term: Gross, plus Utilities

Zoning: Industrial

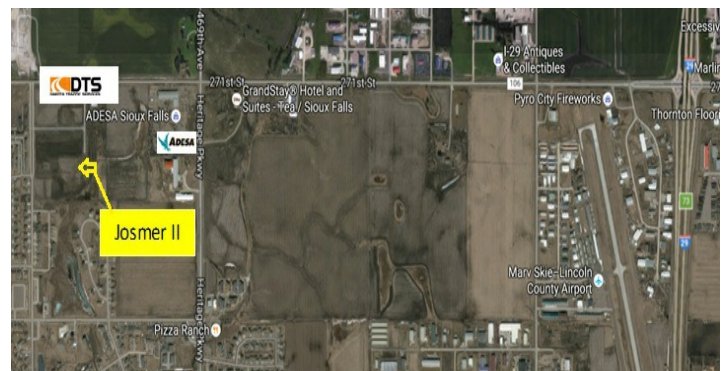
Land Size: 1 Acre +/-

## Property Details:

- Build to Suite
- Office and restroom
- 20' side walls
- Floor drains
- Gas Radiant tube heat
- Paved parking
- 14 x 14 Overhead Doors
- Potential for dock door
- Efficient high bay fluorescent lighting
- Daylight windows in shop/warehouse area

Scott Van Ginkel, Broker  
605.351.7907  
[scott@vantiscommercial.com](mailto:scott@vantiscommercial.com)

Amy Ibis, Broker, Associate  
605.359.4430  
[amy@vantiscommercial.com](mailto:amy@vantiscommercial.com)



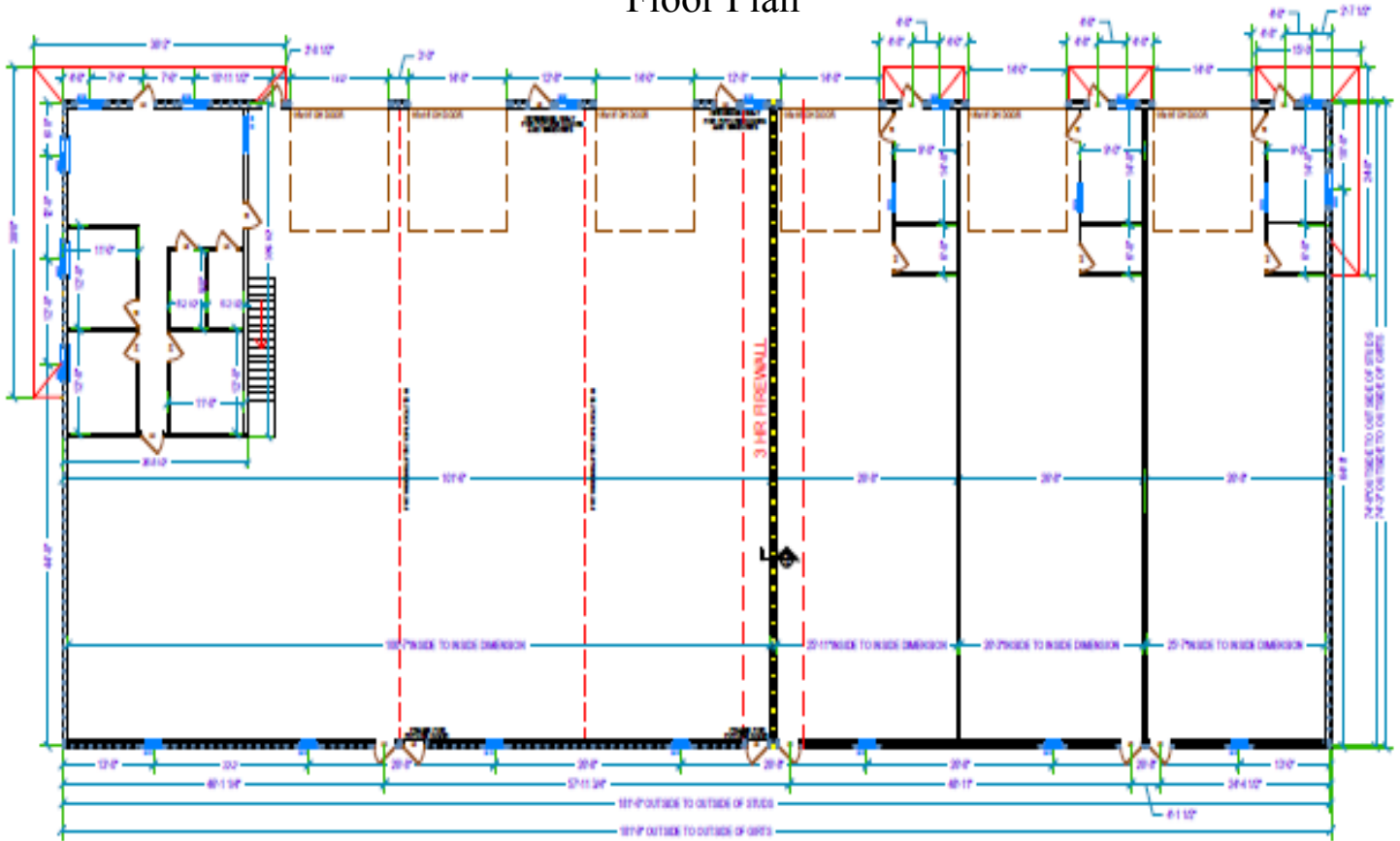
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Industrial Space  
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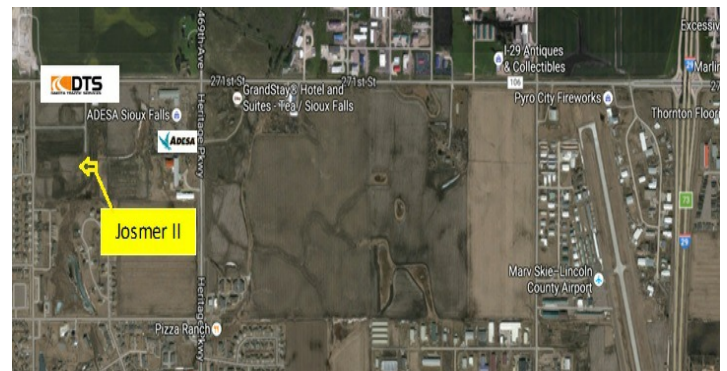
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Floor Plan



Scott Van Ginkel, Broker  
605-351-7907  
[scott@vantiscommercial.com](mailto:scott@vantiscommercial.com)

Amy Ibis, Broker, Associate  
605-359-4430  
[amy@vantiscommercial.com](mailto:amy@vantiscommercial.com)

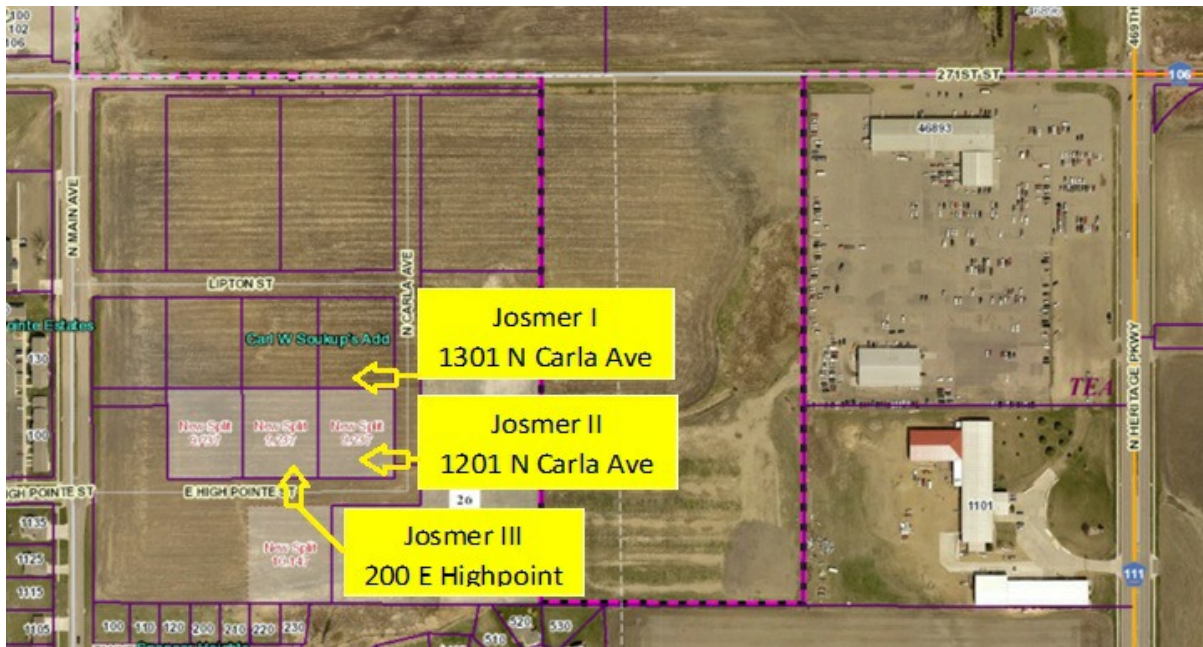
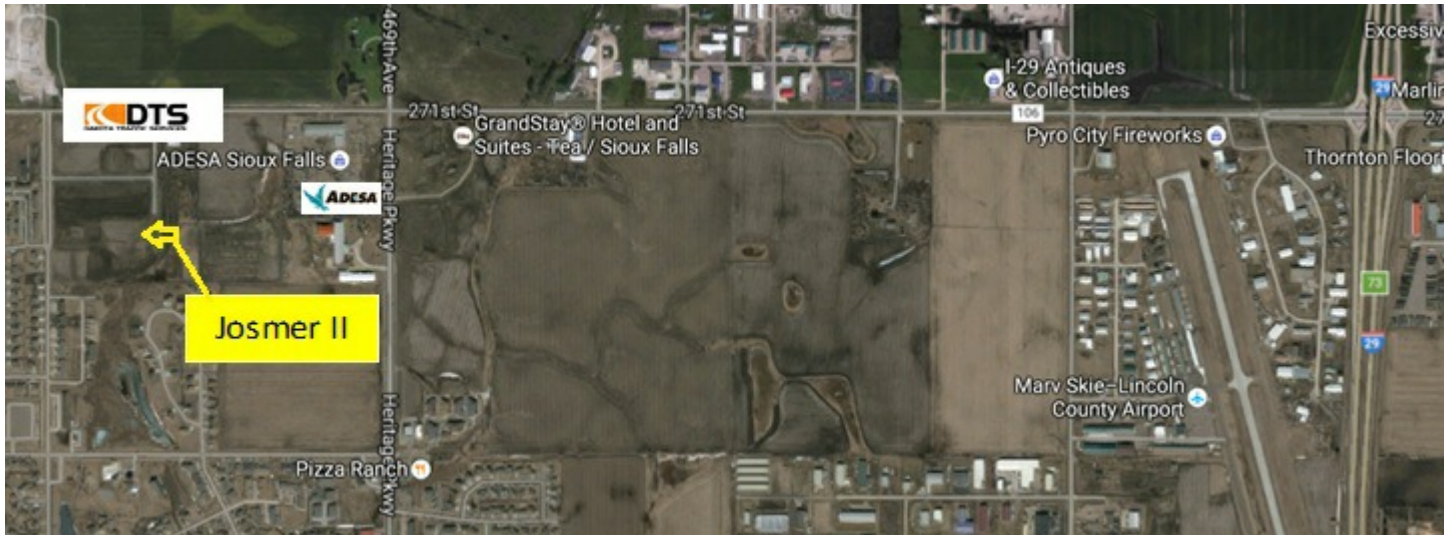


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