

# FOR SALE/LEASE



For Sale \$1,700,000  
For Lease: \$6.25 SF  
NNN

## Garfield Circle Warehouse 515 North Garfield Circle, Sioux Falls SD



### Highlights:

Sale Price: \$1,700,000

\*Contact agent for possible seller terms

Lease Rate: \$6.25 PSF

Lease Terms: NNN

Size: 21,950 SF

Land Size: 93,164 SF

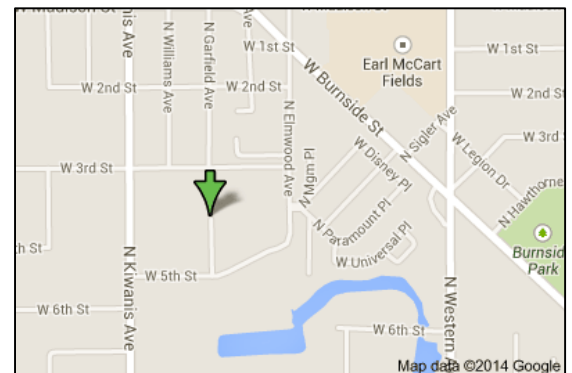
Easy access to I-29, I-90

### Property Details:

- Year Built: 2008
- 4,050 SF Class A office space:  
-10 offices, breakroom,  
conference room, repair room,  
and showroom
- Forced air/heat/AC in office
- 17,820 SF warehouse
- Radiant tube heat in warehouse
- 18 day-lighting windows in warehouse
- Four 8' x 9' dock doors with seals and levelers
- One 12' x 14' overhead door
- 6" concrete floor with 1/2" rebar /24" on center
- R30 insulation in walls
- R40 insulation in ceiling
- 800 amp 3 phase
- 24' sidewalls
- Ceiling fans in warehouse

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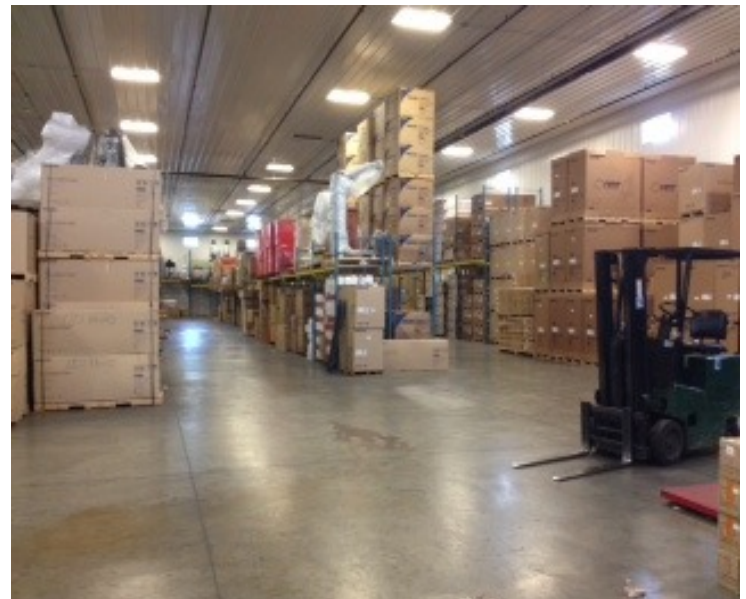


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