

27058 Mueller Place | Sioux Falls, SD | 57108
Industrial Building for Lease

VANTIS

COMMERCIAL REAL ESTATE ADVISORS

Space Available



Highlights

- **Lease Rate:** \$7.00 PSF
- **Terms:** Gross + Utilities, Lawn & Snow
- **Square Foot:** 4,000 +/- SF
- **Zoning:** I-1 Light Industrial
- **Land Size:** 1.5 +/- Acres
- **Year Built:** 2003
- **Occupancy:** Upon Completion of Requested Tenant Improvements

Property Details

- 1 truck high dock
- Near Tea Exit 73 with convenient access to interstate 29 & major arterial roads
- 16' clear height
- Heat & A/C in warehouse
- Outdoor parking for trailers
- Landlord to complete following improvements
 - Demise space to 4,000 +/- SF
 - Construct an office & restroom
 - Install 12' x 14' overhead door

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605.351.7907

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