



VANTIS

Industrial Space For Lease

1119 N. Phillips Avenue

Sioux Falls, SD 57104

OFFERING MEMORANDUM

Amy Ibis
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North Phillips Ave Industrial Space For Lease

For Lease: \$2,000.00 Per Month
1119 N. Phillips Avenue, Sioux Falls, SD 57104

Highlights

- Price: \$2,000.00 per month
- Term: Gross plus utilities, lawn and snow
- Zoning: RT-1, I-1, C-2
- 4,120 SF Building
 - 3,294 SF Warehouse space
 - 826 SF Office space
- 17,630 SF Land
- 24,181 SF of additional land available for storage. Located at 1009 and 1115 N. Phillips Ave. Price to be negotiated
- Large warehouse space
- 4-12' Overhead doors
- Heated Shop
- Office area includes reception, breakroom area, bathroom, central air conditioning.
- Located in central Sioux Falls north of downtown next to Falls Park.



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Photos

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Site Plan

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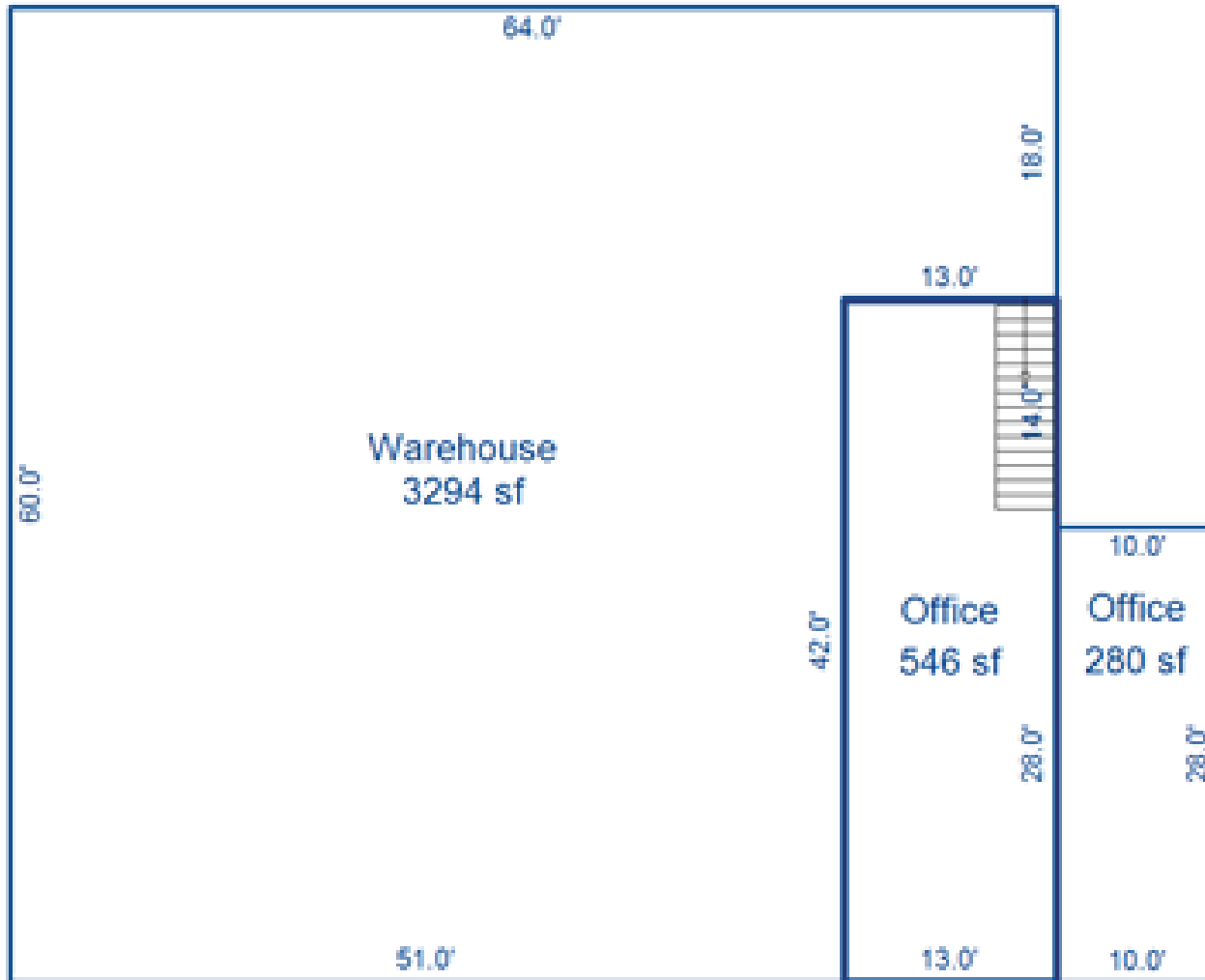


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Area Plan

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Aerial
Photo

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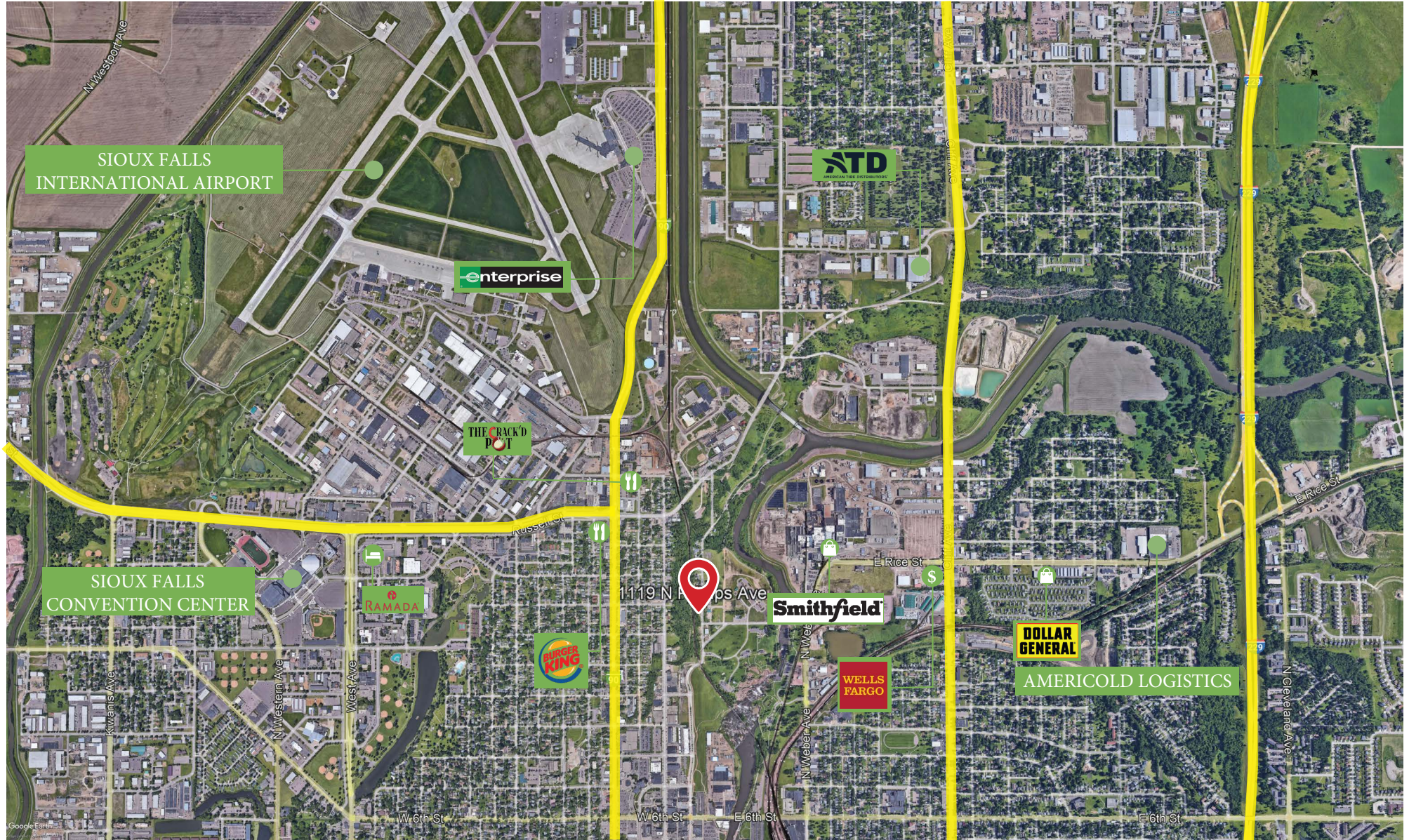


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Market Overview Map

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