

# VANTIS

COMMERCIAL REAL ESTATE



SITE

## Office Land

3601 E 69th St.

Sioux Falls, SD 57108

## OFFERING MEMORANDUM

Tom Van Ginkel  
Broker Associate  
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# For Sale

## Office Land

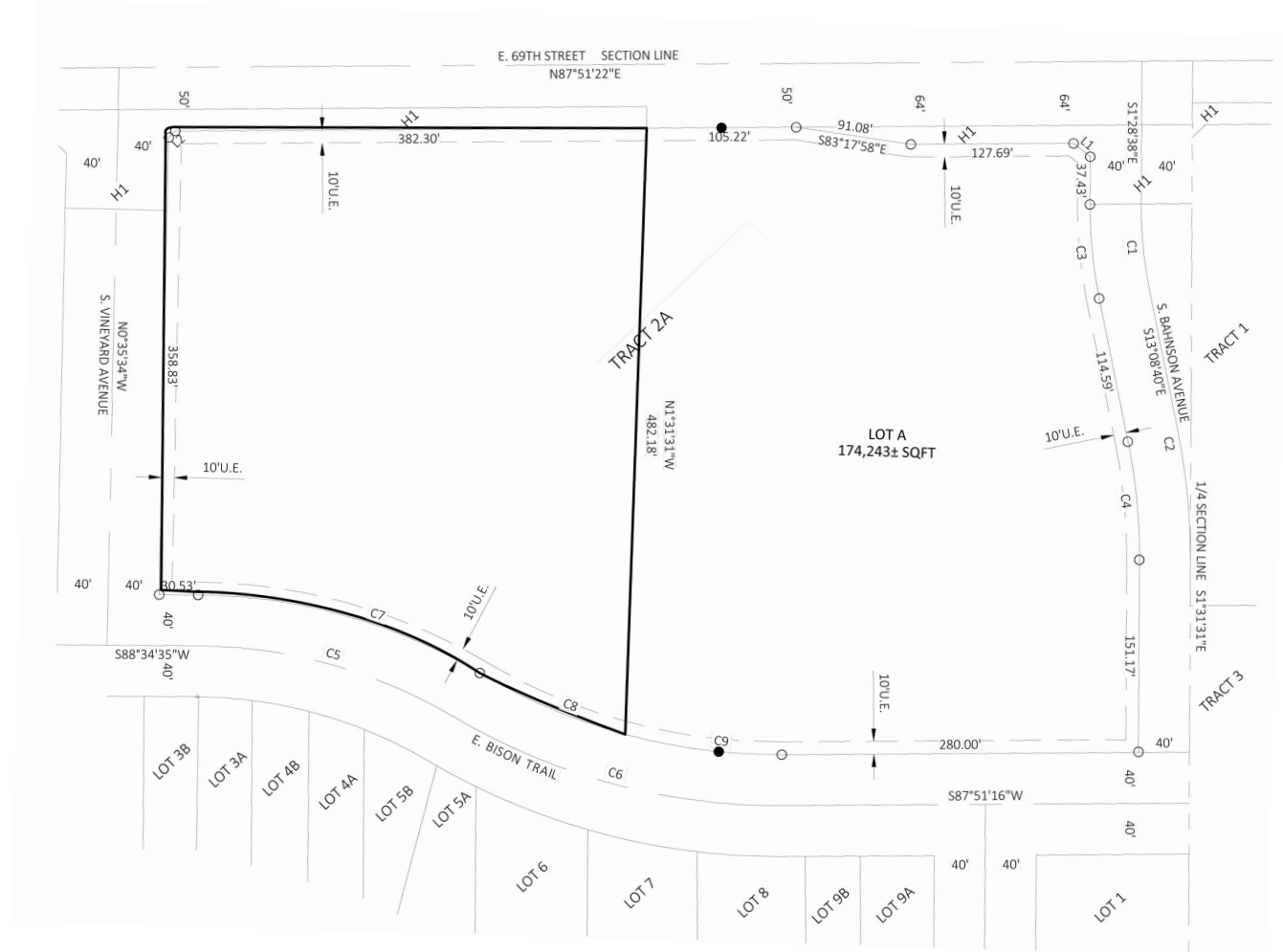
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### Highlights

- New development near 69th & Bahnson
- Quick access to Proposed Hwy 100
- Close proximity to Harrisburg elementary and middle schools
- Neighbors include Wings Gymnastics, Great Life Fitness, and D1
- Road construction connecting 69th St and Sycamore Ave is now complete

### Property Details

- \$8.00/SF
- 160,100 SF Available
- Zoning: O
- Can be Subdivided
- Shovel Ready



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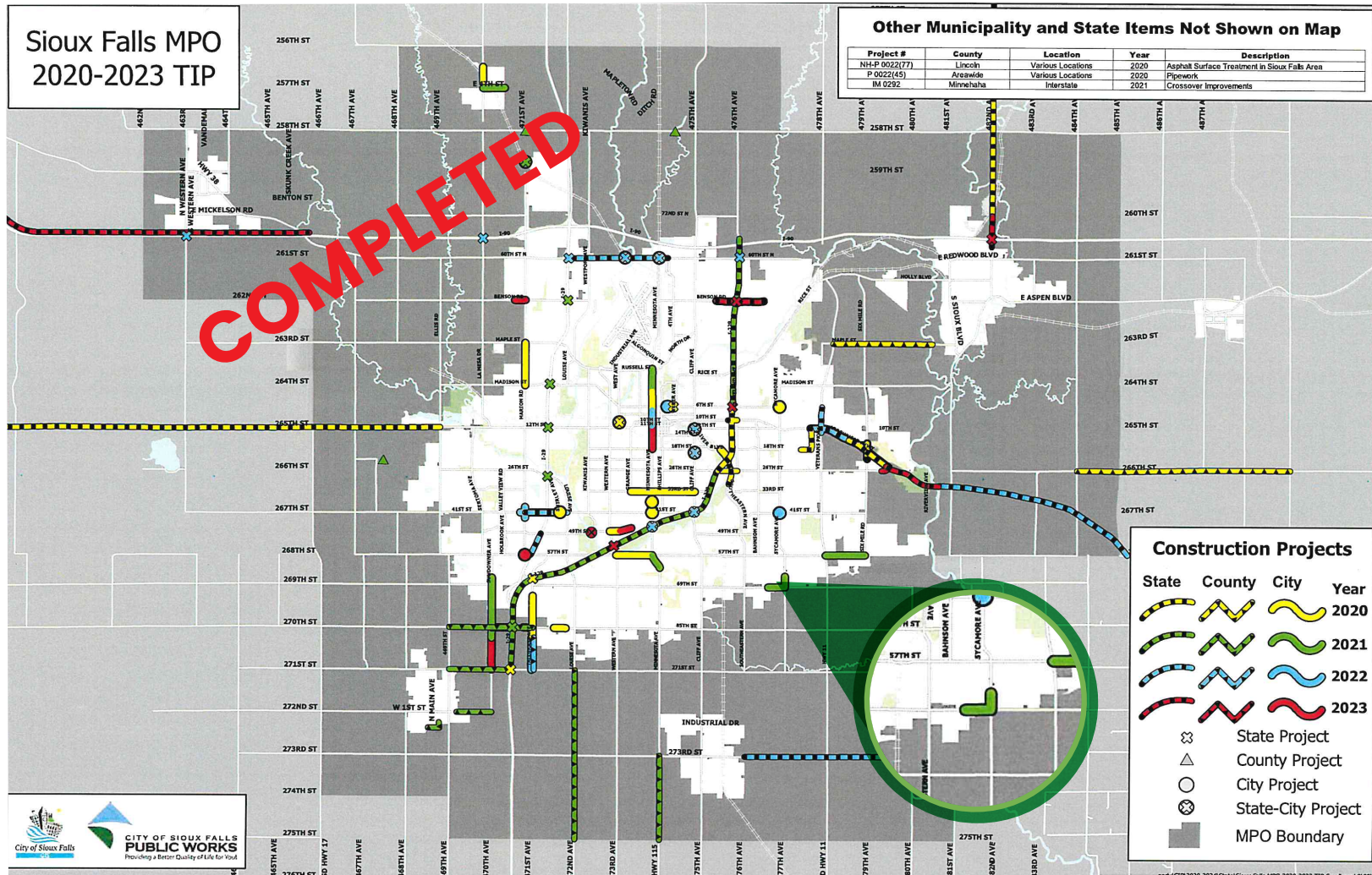
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# Road Construction

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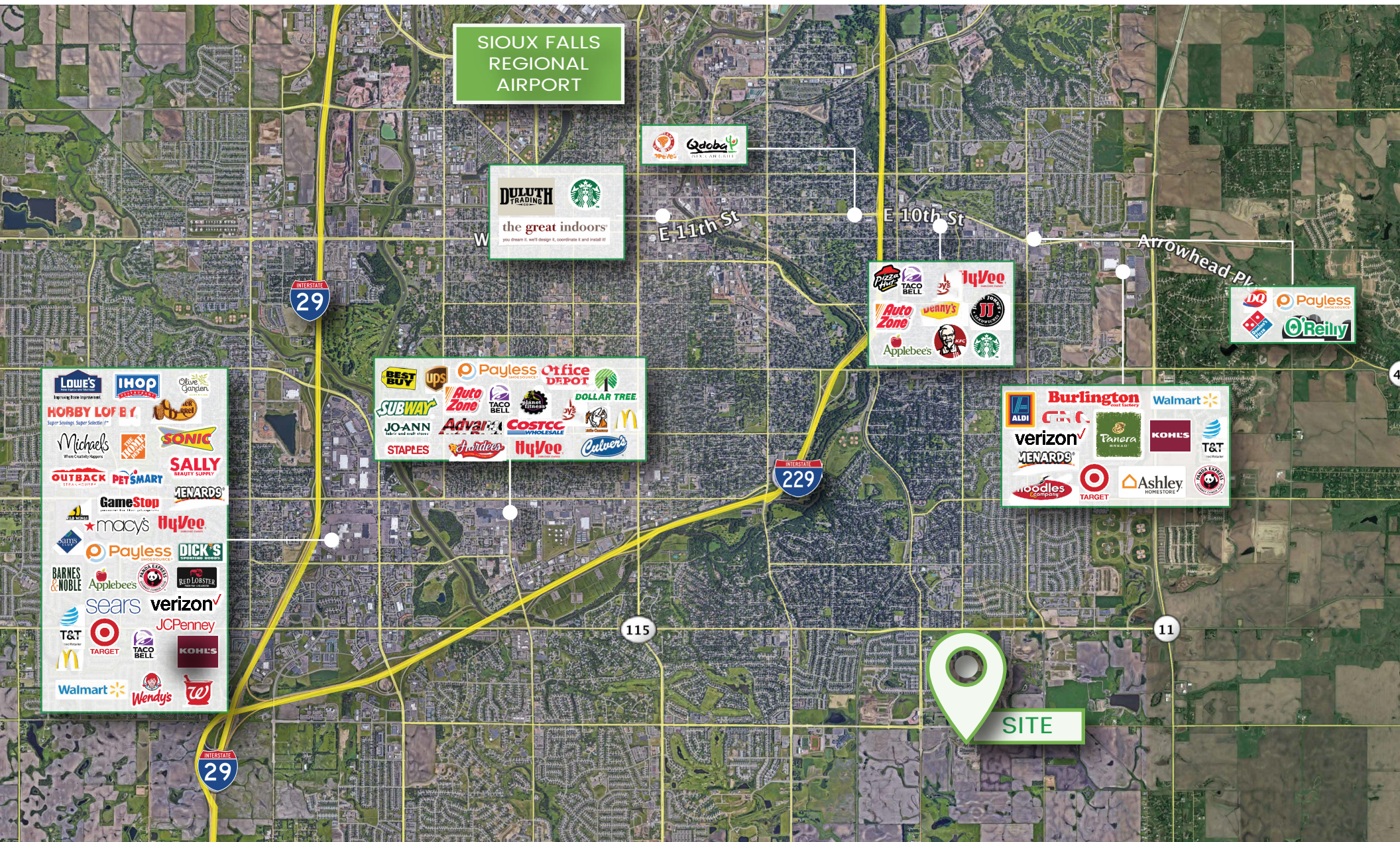
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# Market Overview Map

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