

# VANTIS

COMMERCIAL REAL ESTATE



## For Lease: Sioux Falls Industrial Warehouse

5600 W. 9th Street  
Sioux Falls, SD 57107

### OFFERING MEMORANDUM

Scott Van Ginkel  
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# For Lease

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### Property Details

SF:	Up to 36,000 SF; subdividable to 18,000 SF
Lease Rate:	\$7.00
Lease Term:	NNN
Zoning:	Industrial

### Features

- Conveniently located in within the City of Sioux Falls
- Easy access to Interstate 29
- Fire suppression
- Renovations complete September 2022
- Forced air heat/cool office; heat in warehouse
- Great for warehouse, light manufacturing, contractor warehouse
- Outdoor signage area possible
- Office build-out to tenant's requirements with acceptable lease terms.
- 2 dock level doors
- 16' Sidewalls



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# Property Photos

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# Site Plan

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Aerial  
Photo

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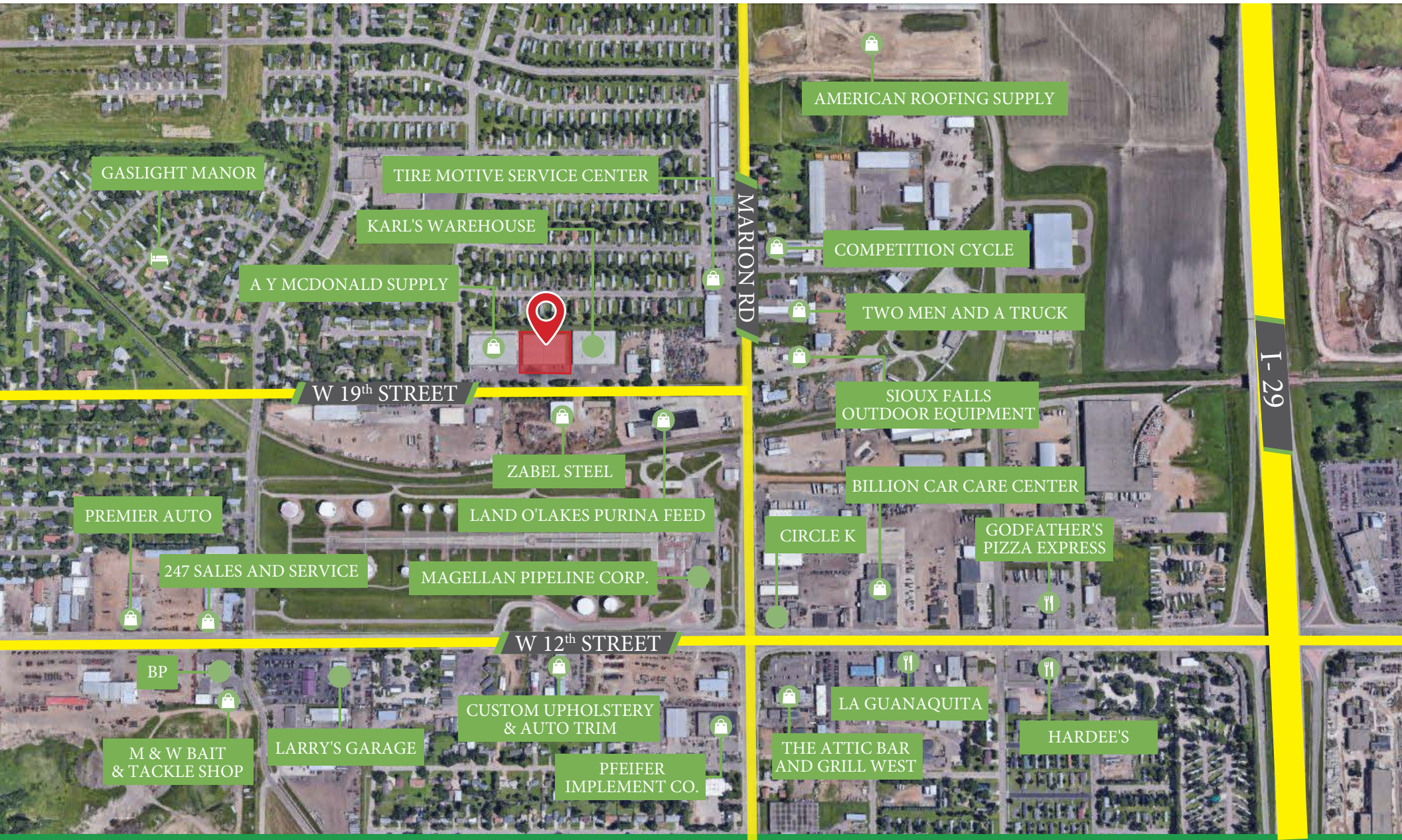
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# Market Overview Map



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