

VANTIS

COMMERCIAL REAL ESTATE

Argus Leader

**FOR
LEASE**

SCOTT VAN GINKEL
605.351.7907

VANTIS

Downtown Building For Lease

200 S. Minnesota Ave.
Sioux Falls, SD 57104

OFFERING MEMORANDUM

Scott Van Ginkel
Broker
605.351.7907

Scott@vantiscommercial.com

For Lease

Downtown Building for Lease

200 S. Minnesota Ave.
Sioux Falls, SD 57104

Sizes

19,281 +/- SF Upper level warehouse

19,705 +/- SF Main level warehouse

4,923 +/- SF Shipping/receiving

3,708 +/- SF Indoor parking/garage

19,162 +/- SF Upper level office

15,011 +/- SF Main level office

May be subdivided

Property Features

- Combined traffic count of 29,500 VPD at the intersection of Minnesota and 10th St.
- Zoned - DTPUD
- 120 onsite parking spaces
- 2 Truck height enclosed loading docks
- 2 Step-van height enclosed loading docks
- 3 Overhead doors to garage space
- 2 Freight elevators in warehouse
- Entire building has fire suppression

Property Highlights

- Located in an opportunity zone
- Excellent location on the corner of Minnesota Avenue and 10th St.
- Immediate neighbors include the YMCA, Carnegie Town Hall, EmBe, Five Guys, Bank Midwest, and Century Link Tower.
- Close proximity to JL Beers, Mackenzie River, Falls Park, Main Library, and many other unique downtown shops and eateries.
- Property lends itself to a variety of uses including: showroom/warehouse combination, professional office, retail, assembly, potential restaurant, and events.



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Property Photos

Downtown Building for Lease

200 S. Minnesota Ave.

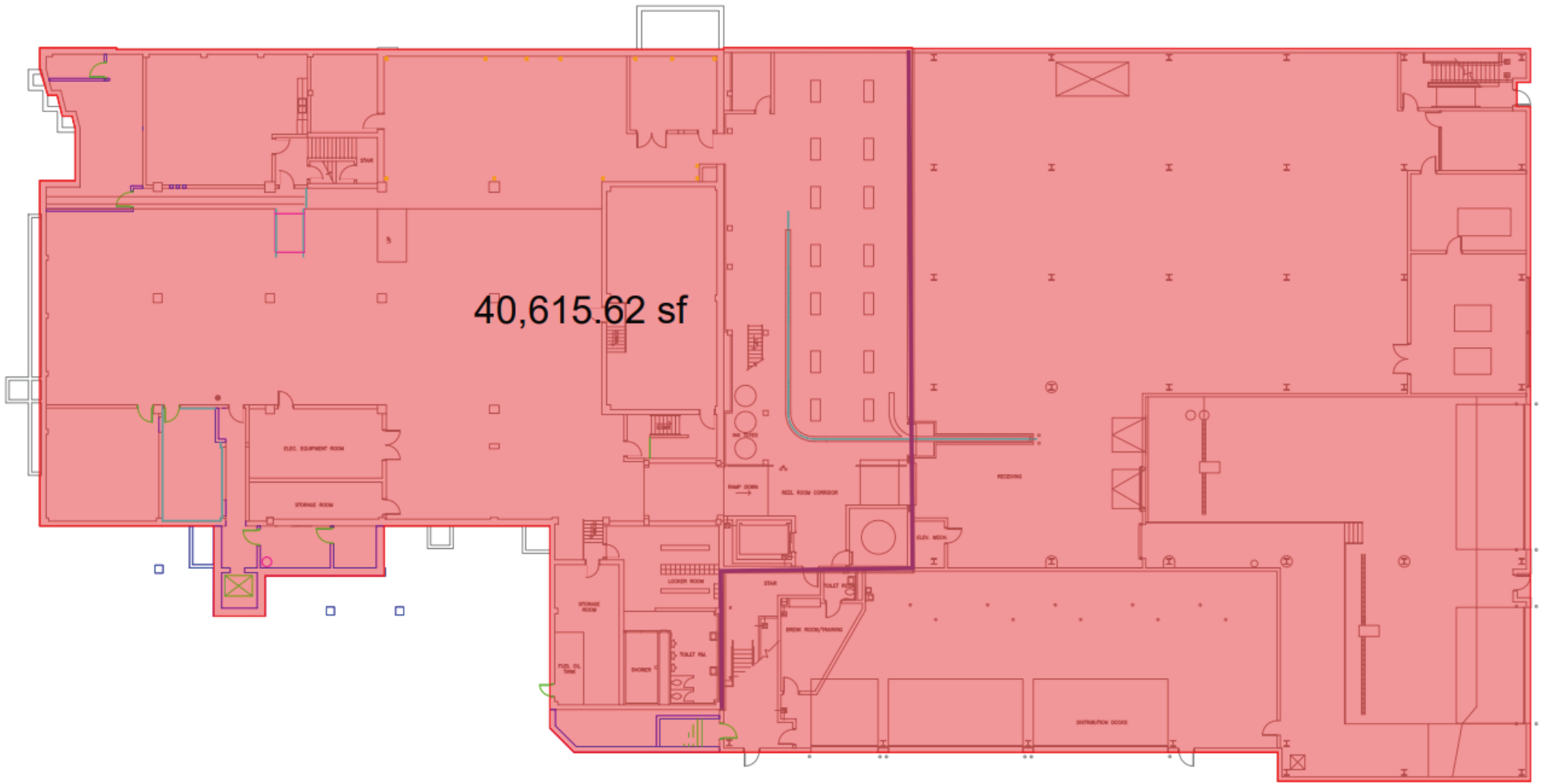
Sioux Falls, SD 57104



Floor Plan Basement Floor

Downtown Building for Lease

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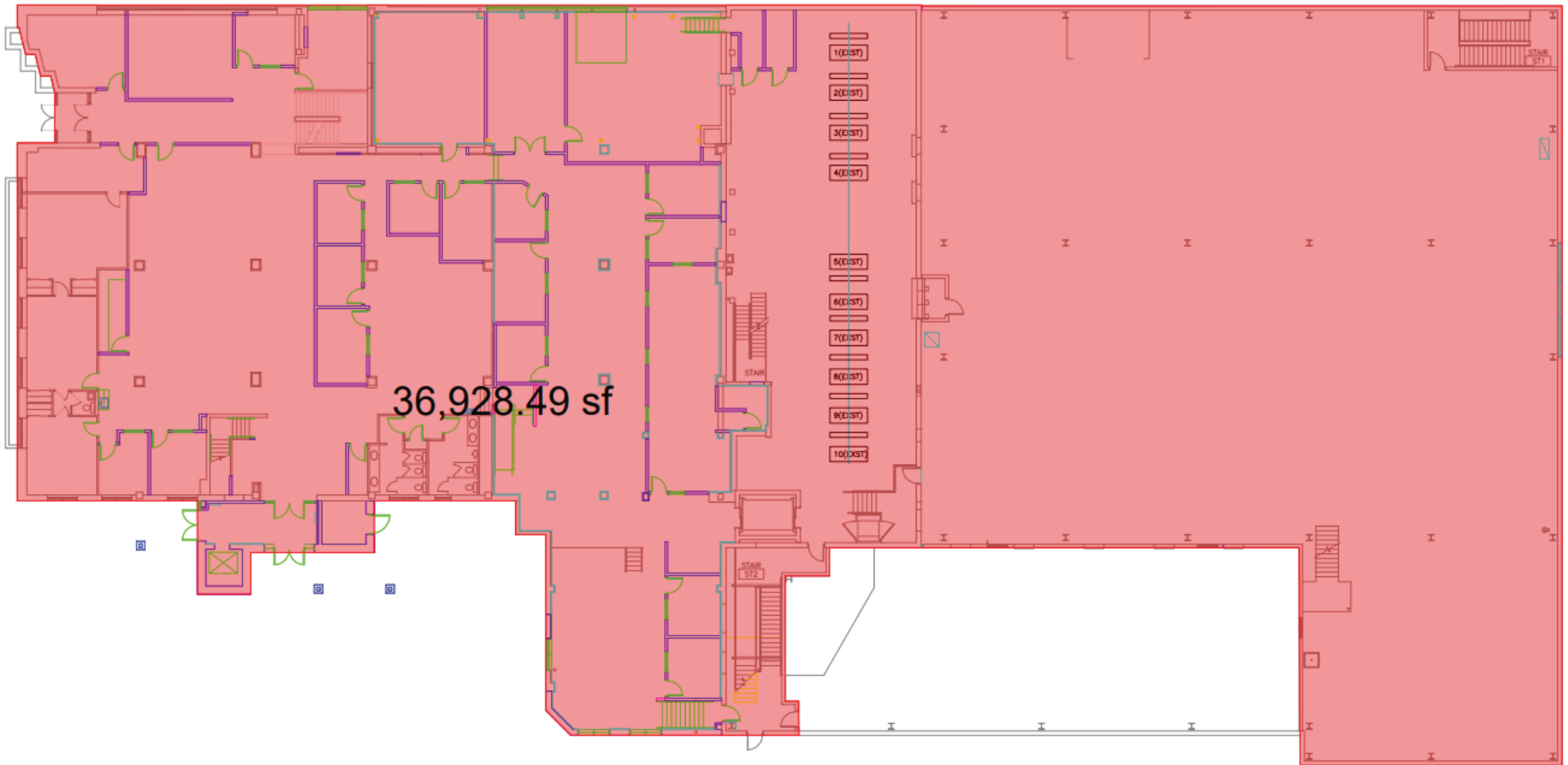


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Floor Plan First Floor

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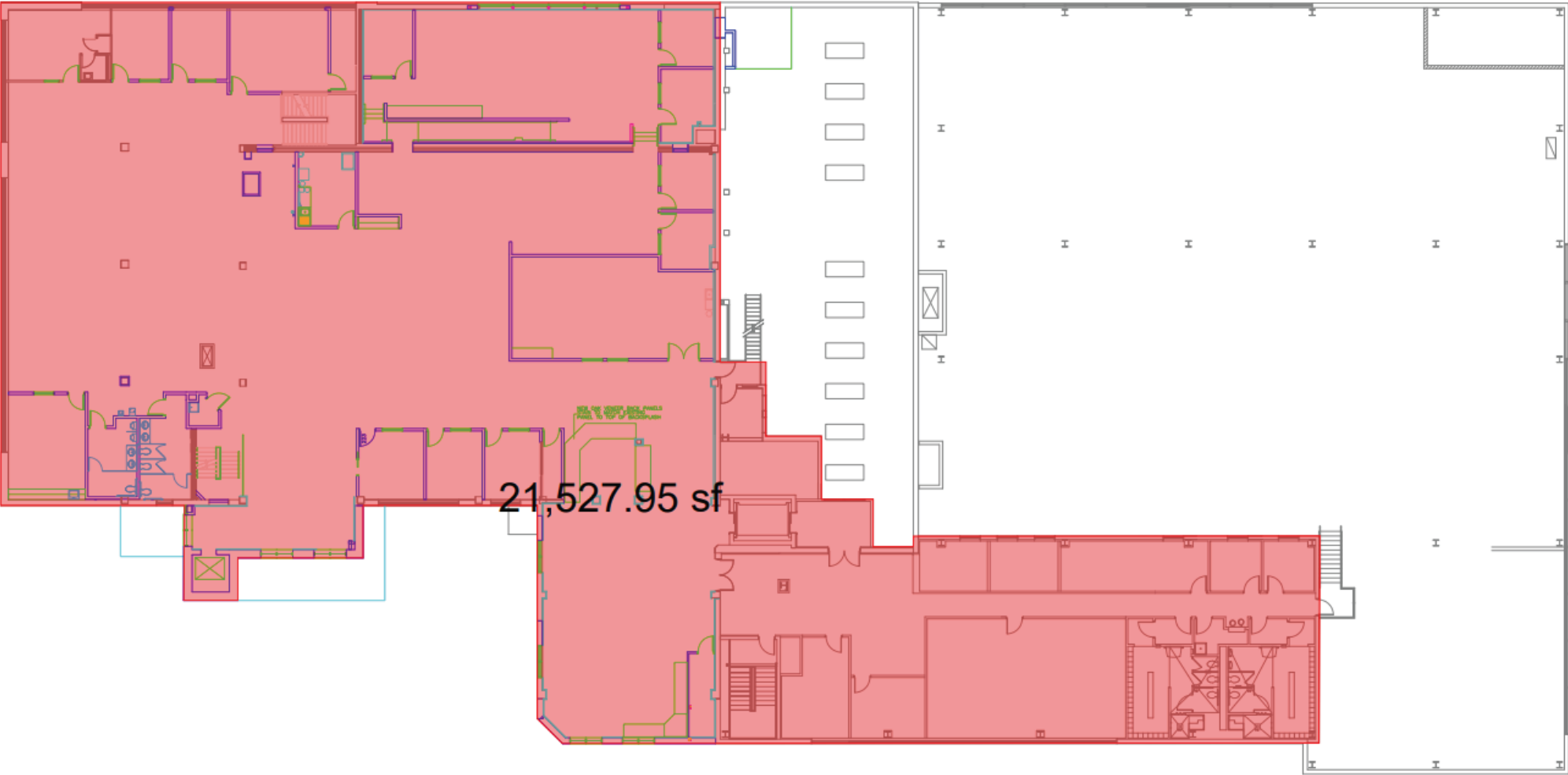
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Floor Plan Second Level

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Site Plan

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Aerial Photo

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Market Overview Map



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