

VANTIS

COMMERCIAL REAL ESTATE



For Lease: Sioux Falls Industrial Warehouse

5604 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: 18,000 SF
Lease Rate: \$7.50
Lease Term: NNN
Zoning: Industrial

Features

- Conveniently located within the City of Sioux Falls
- Easy access to Interstate 29
- Fire suppression
- Recently Renovated
- Forced air heat in warehouse; Heat/Cool office
- Great for warehouse, light manufacturing, contractor warehouse
- Outdoor signage possible
- 1 dock level door; 1 drive-in door
- Pit style dock leveler
- 16' Sidewalls



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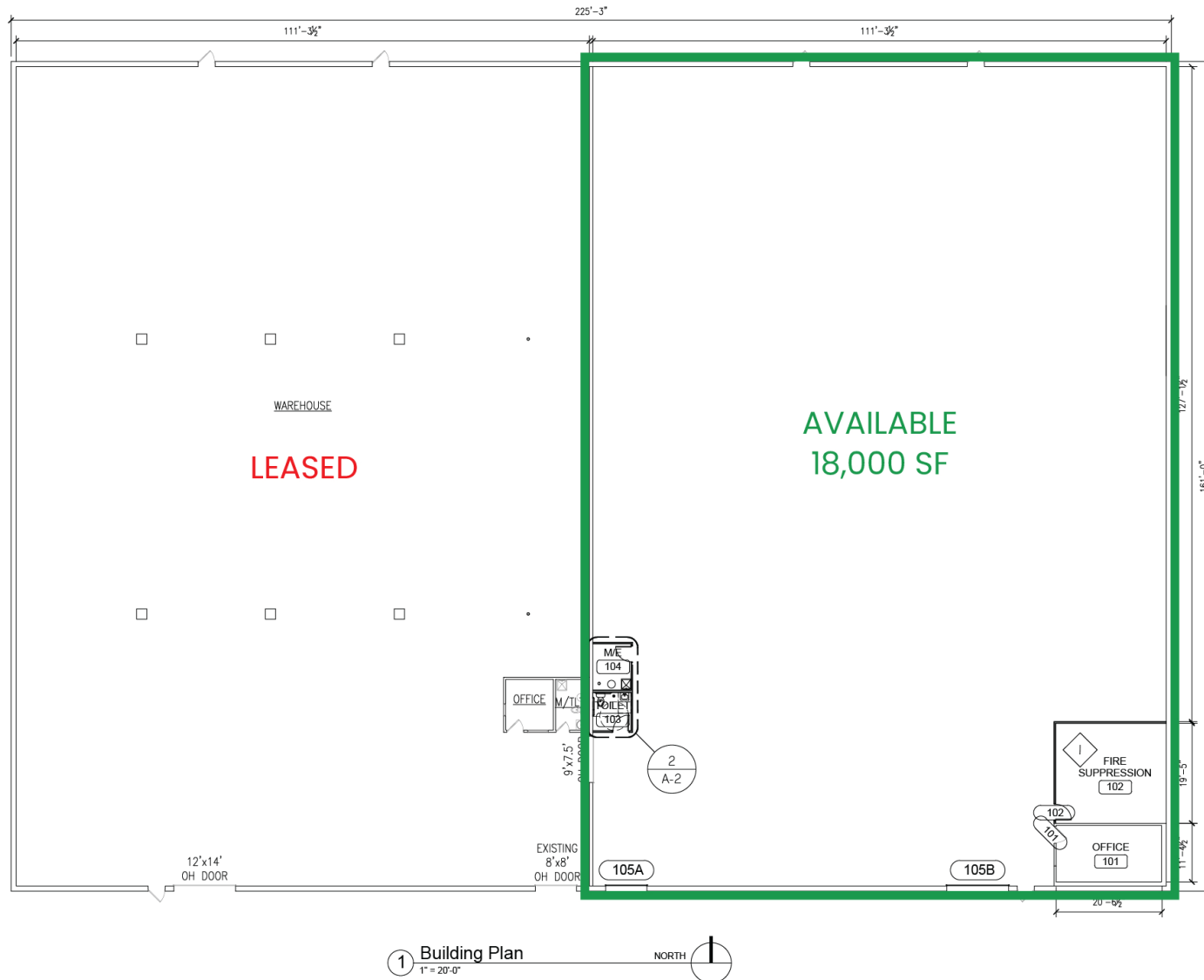
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Floor Plan

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Site Plan

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Aerial
Photo

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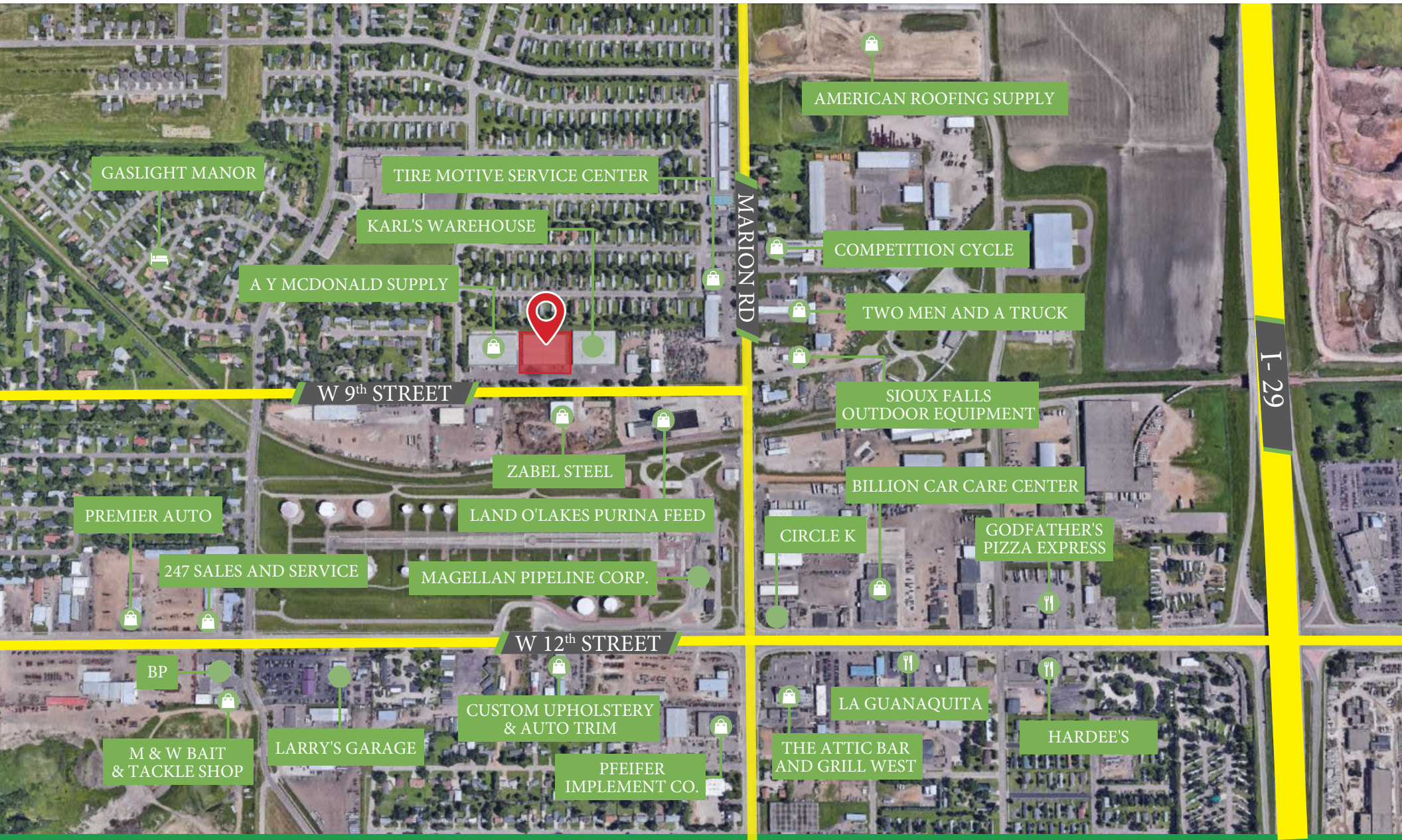


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Market Overview Map



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