

# VANTIS

COMMERCIAL REAL ESTATE



**For Lease: \$10.50/SF**

27050 Sunrise Ave  
Sioux Falls, SD 57106

OFFERING MEMORANDUM

Tom Van Ginkel  
Broker Associate  
605.321.8215

Tom@vantiscommercial.com

# For Lease

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## Highlights

|              |                      |
|--------------|----------------------|
| Lease Term:  | Gross Plus Utilities |
| Lease Rate:  | \$10.50/SF           |
| Zoning:      | I-1 Light Industrial |
| Occupancy:   | Immediately          |
| Year Built:  | 2024                 |
| Square Feet: | Unit 1 3,000SF       |
|              | Unit 2 2,040SF       |
|              | Unit 3 2,040SF       |
|              | Unit 4 2,040SF       |
|              | Unit 5 2,040SF       |

## Property Details

- Brand new construction
- Office and Bathroom
- 16' sidewall height
- 14'x14' overhead door
- Fenced in outdoor storage
- Easy Access to I-29
- Natural Gas forced air heater
- Floor drains in each bay



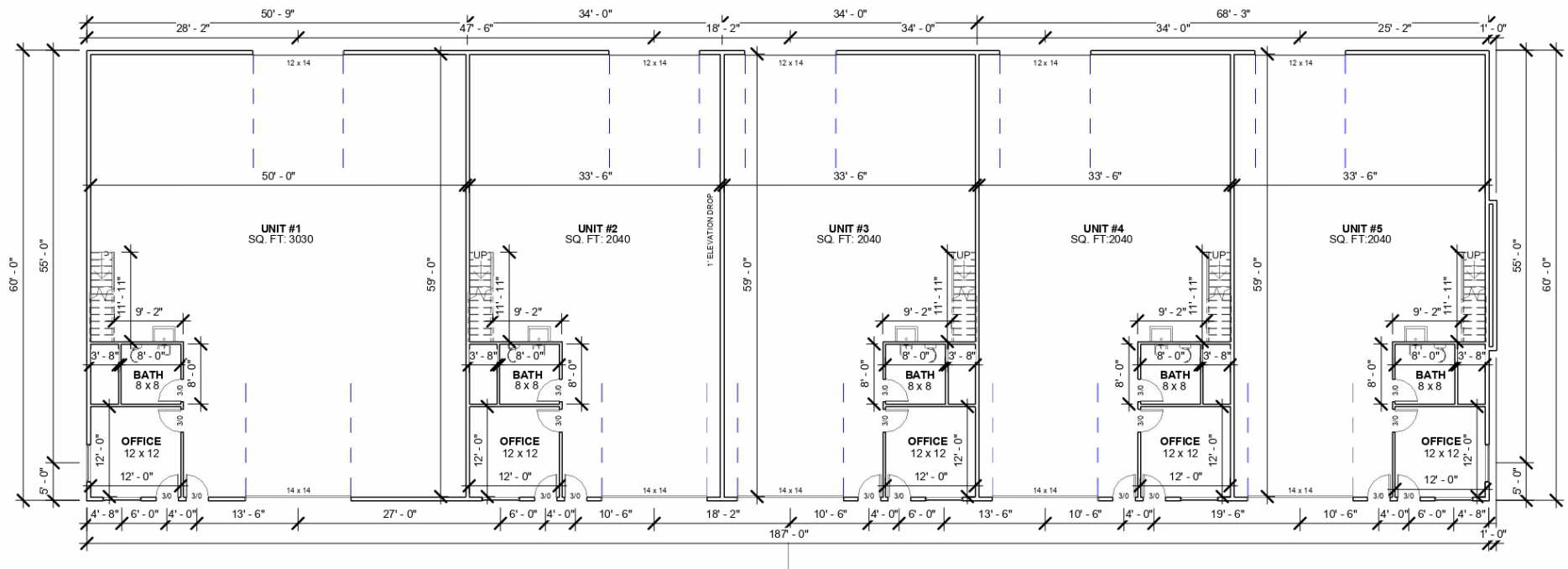
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# Floor Plan

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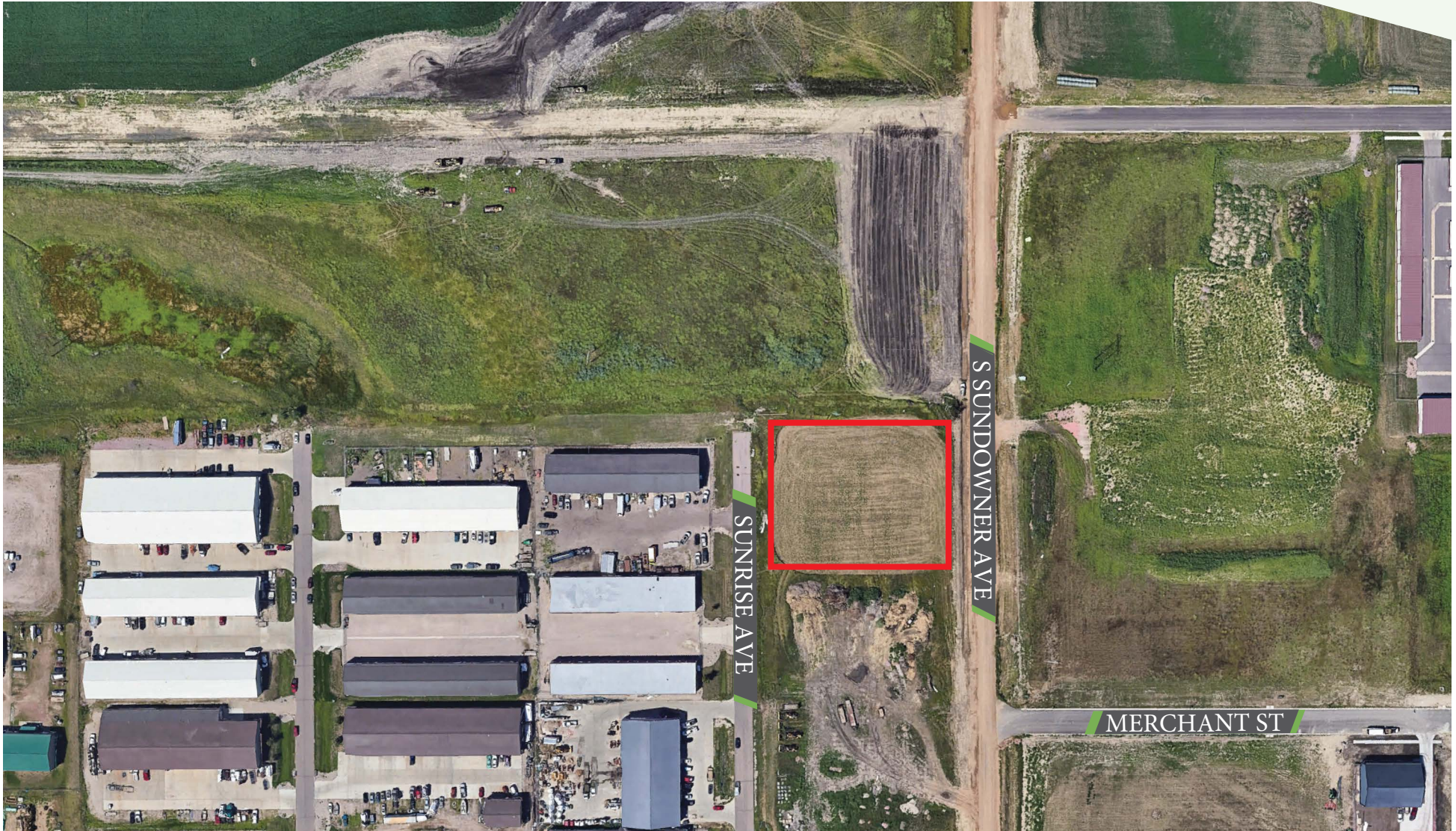
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# Site Plan

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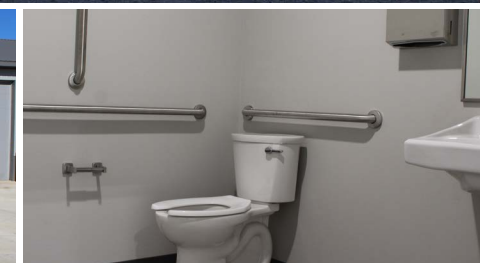
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# Photos

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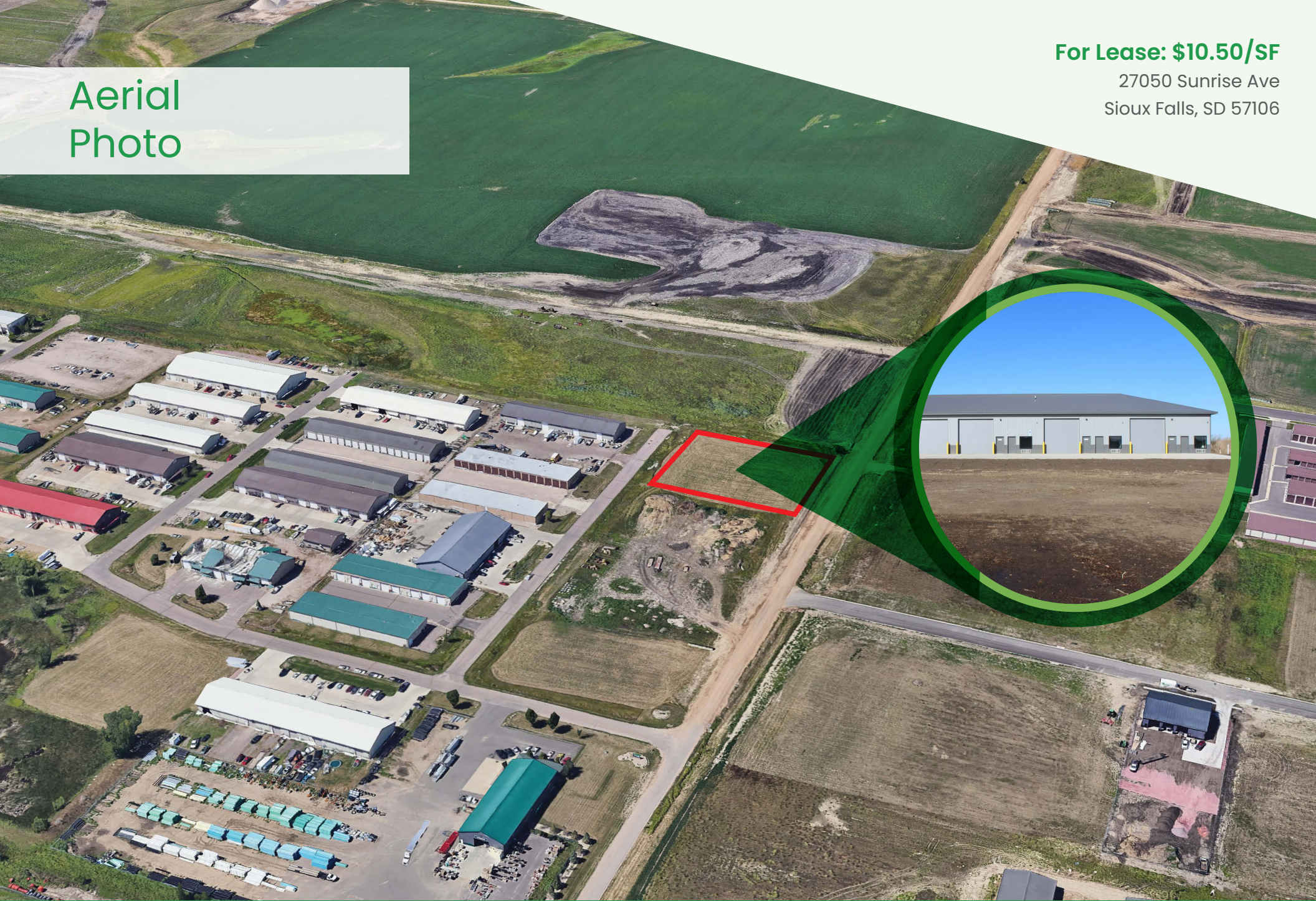
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Aerial  
Photo

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# Market Overview Map



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