

# VANTIS

COMMERCIAL REAL ESTATE



## For Lease

143-159 W. Prospect Street  
Harrisburg, SD 57032

## OFFERING MEMORANDUM

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# For Lease

## Availability

### 151 W. Prospect Street

Unit 103

Price: \$1,500 per month plus utilities  
Size: 1,800 SF (30'x60')

Unit 109

Price: \$1,500 per month plus utilities  
Size: 1,800 SF (30'x60')

### 159 W. Prospect Street

Unit 208

Price: \$2,500 per month plus utilities  
Size: 3,600 SF (60'x60')

Unit 210

Price: \$1,500 per month plus utilities  
Size: 1,800 SF (30'x60')

### 143 W. Prospect Street

Unit 305

Price: \$1,500 per month plus utilities  
Size: 1,800 SF (30'x60')

Gross plus utilities

Zoned: Industrial

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## Highlights

- New Construction shop space with bathroom
- Various Suite sizes
  - 30'x60'
  - 40'x60'
  - 60'x60'
- 18' Side wall height
- Floor drain
- 14'x14' overhead doors on the east buildings (143 and 151 W. Prospect Street)
- 14'x16' overhead doors on the west building (159 W. Prospect Street)
- 200 amp electric
- 3-phase electric
- 143 W. Prospect units include an office
- Located in Harrisburg, east of Cliff Avenue, minutes from Sioux Falls. Surrounded by a residential neighborhood, shopping, and banking.
- Neighbors include Air Madness, The Boat Doctor, Showplace Cabinetry, GreatLife Fitness, Cenex Convenience, and Shoeneman's Building Materials Center.

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# Property Photos

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# Property Photos

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# Aerial Photo

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272<sup>ND</sup> STREET

CLIFF AVE



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# Market Overview Map



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