



VANTIS

COMMERCIAL REAL ESTATE

**For Lease: \$6,000/Month
(Plus Utilities)**

4612 N Hillcrest Ave
Sioux Falls, SD 57104

OFFERING MEMORANDUM

Tom Van Ginkel
Broker Associate
605.321.8215

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For Lease

For Lease: \$6,000/Month

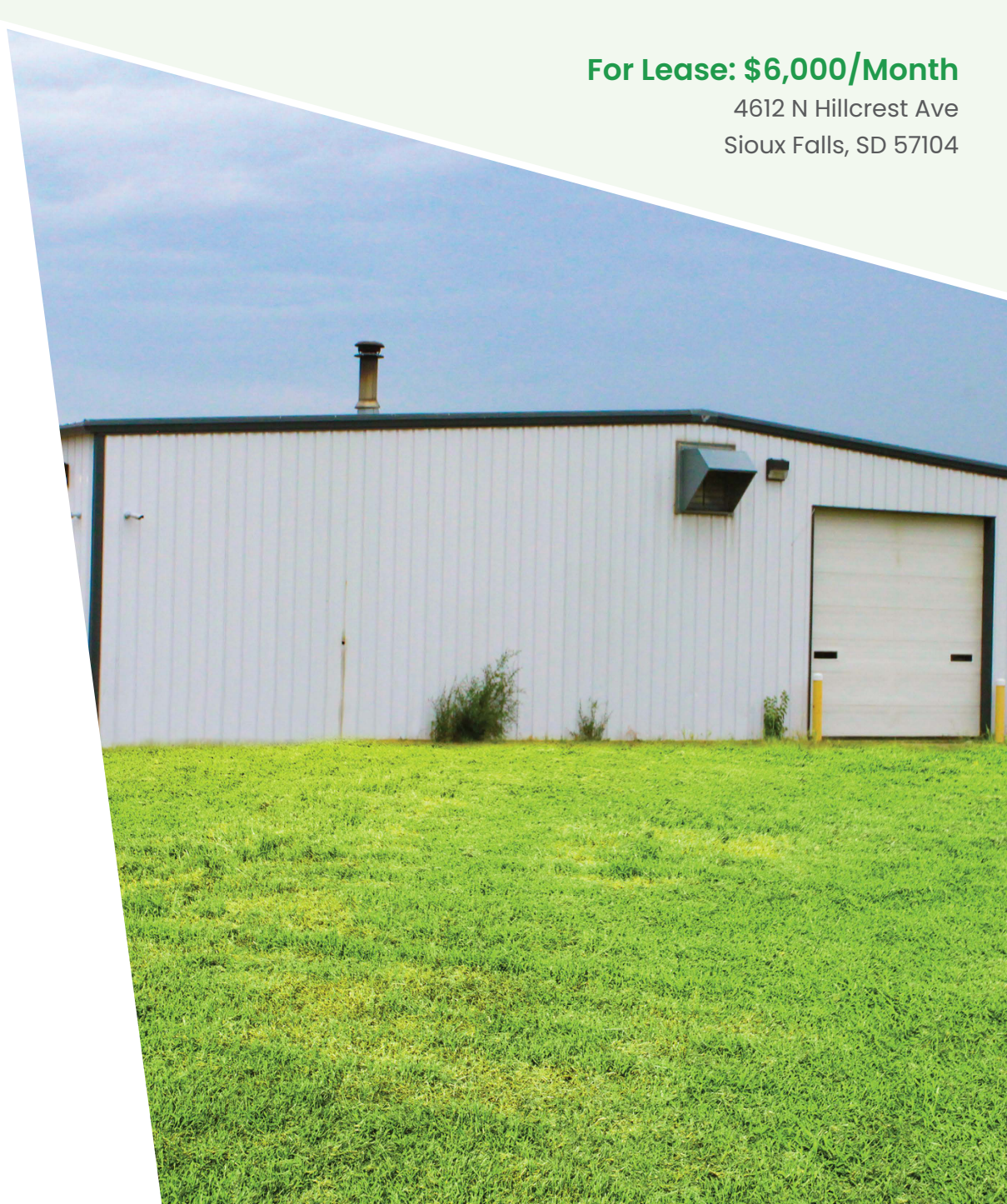
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Highlights

Square Feet:	7,100 sq ft Building
Acerage:	5.4 AC
Lease Rate:	\$6,000.00/mo plus utilities
Lease Type:	Gross
Zoning:	Warehouse/Manufacturing
Occupancy:	TBD

Property Details

- Located in NE Sioux Falls
- 5 14'x14' overhead grade level doors
- Drive thru bay (95' long)
- Floor drain with oil separator
- Large concrete Parking area



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Site Plan

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Aerial
Photo

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Market Overview Map



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