

# VANTIS

COMMERCIAL REAL ESTATE



## Warehouse Property For Sale

4040 South Hawthorne Avenue

Sioux Falls, SD 57105

### OFFERING MEMORANDUM

Craig Hagen, CCIM, SIOR  
Broker Associate  
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# For Sale

## Warehouse Property For Sale

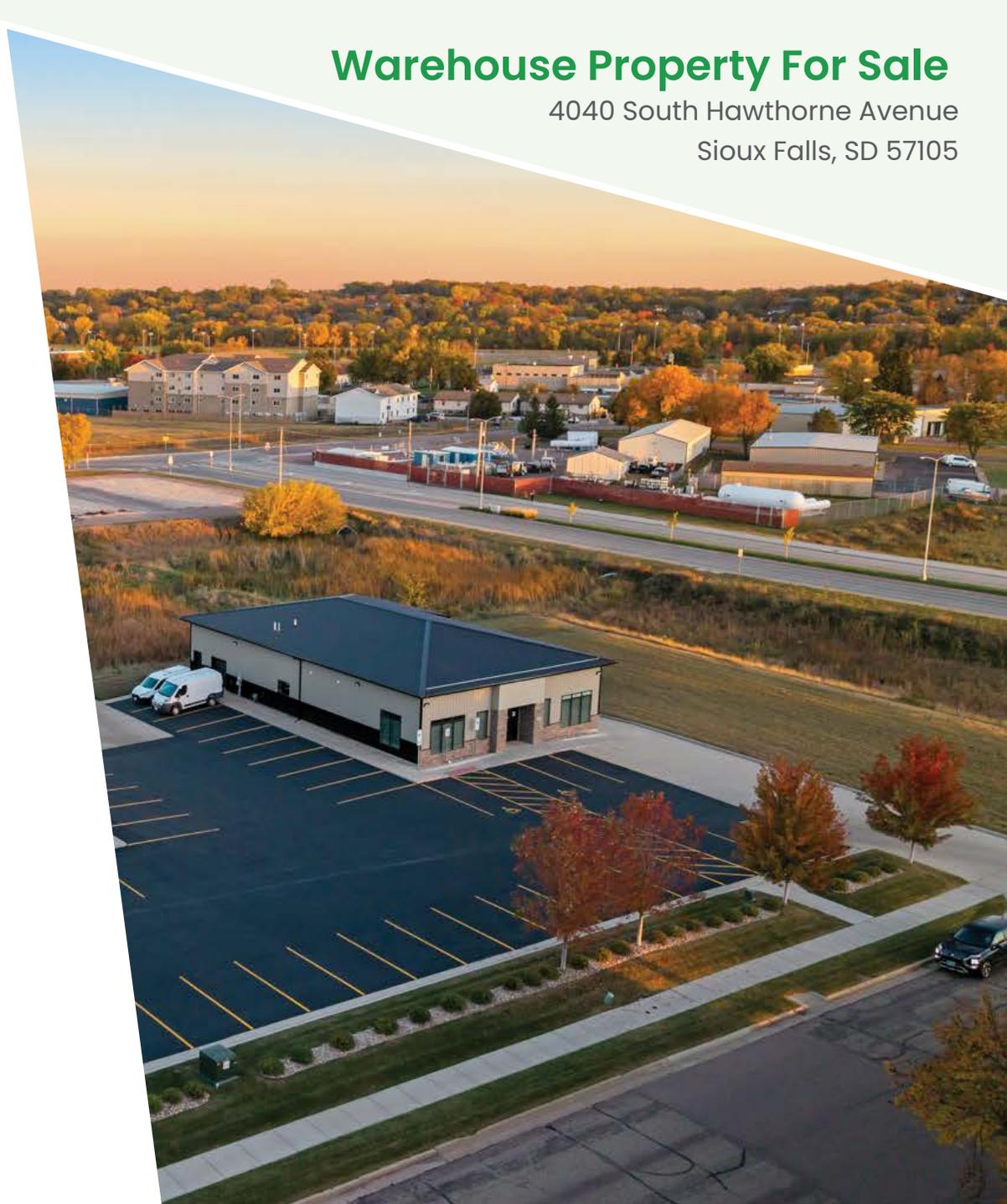
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### Property Highlights

Size: 3,995 SF  
Price: \$849,000.00  
Zoned: Office  
Year Built: 2020

### Property Details

- The warehouse area is about 3,100sq.ft. With approx. 14' ceiling height
- Loading dock with 10'x9' OH door
- 6'x7' OH door
- Space includes warehouse, one (1) private office, breakroom, and two (2) restrooms
- Convenient access to I-29 and I-229
- Security cameras
- Low maintenance exterior/roof
- Fully heated and air conditioned
- Area neighbors include Scheels, Runnings, All Day Café, Costco, Culligan, Oxbow Park and Yankton Trail Park.



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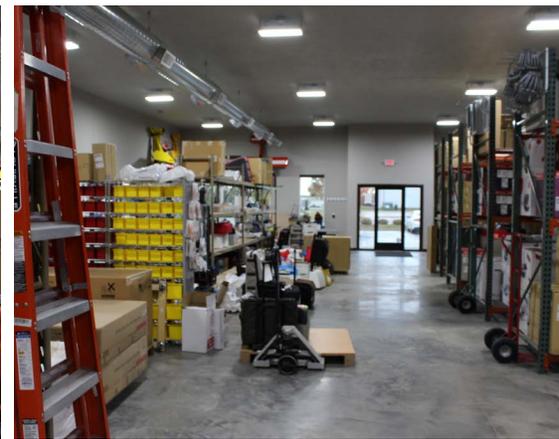
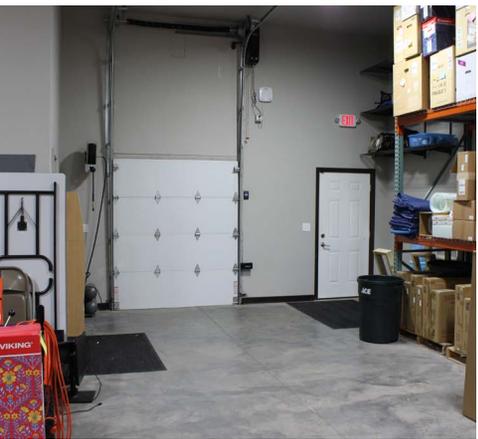
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# Property Photos

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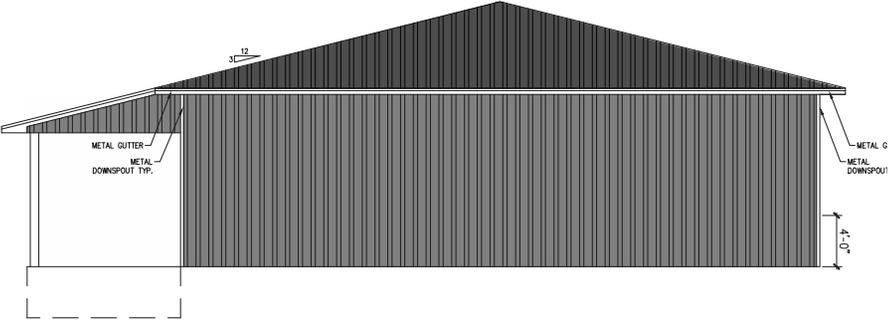
# Building Elevations



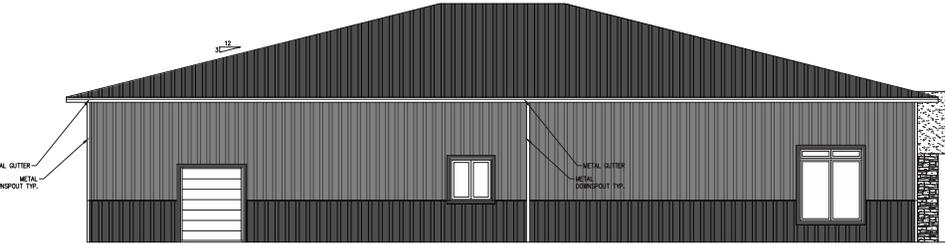
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



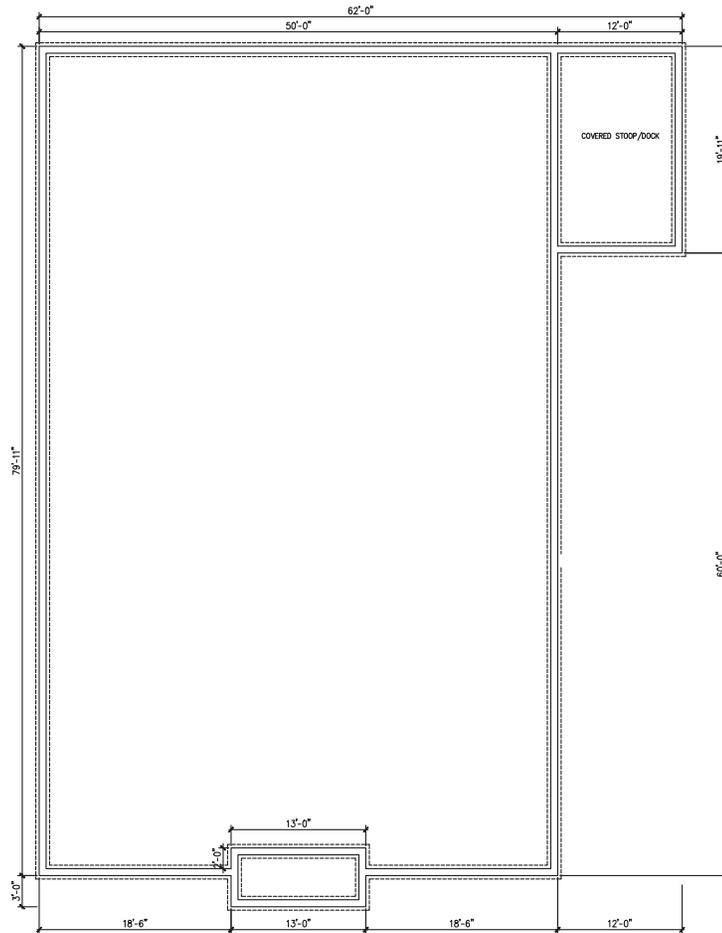
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# Floor Plan

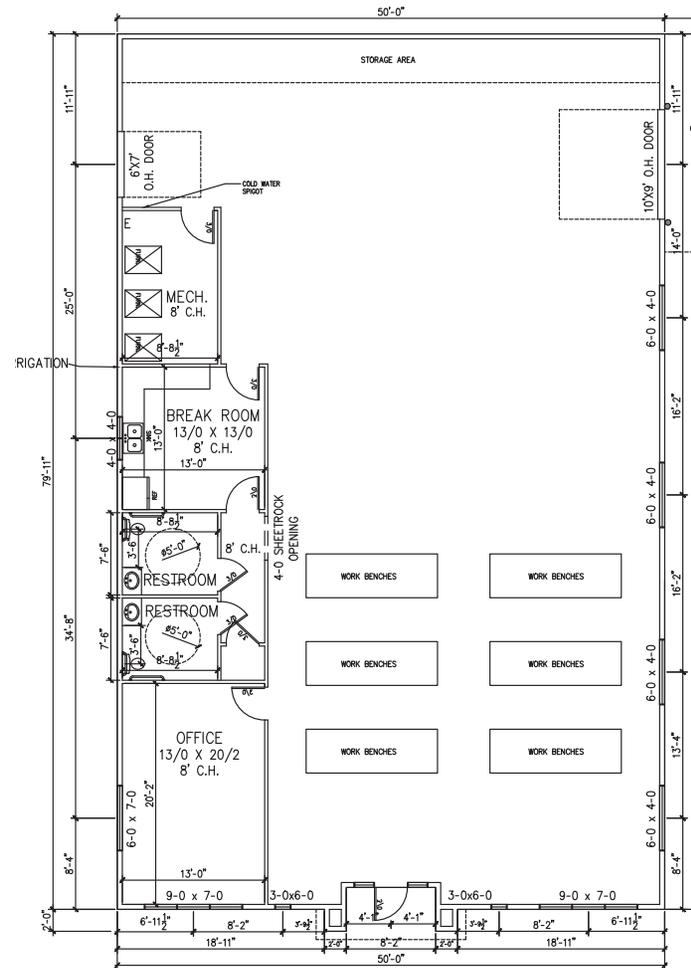
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FOUNDATION PLAN



MAIN LEVEL  
3,995 SQ. FT.

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# Property Outline

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Aerial  
Photo

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S WESTERN AVE

S. WEST AVE

49TH STREET



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