

5620 W. 9th Street Sioux Falls, SD 57107

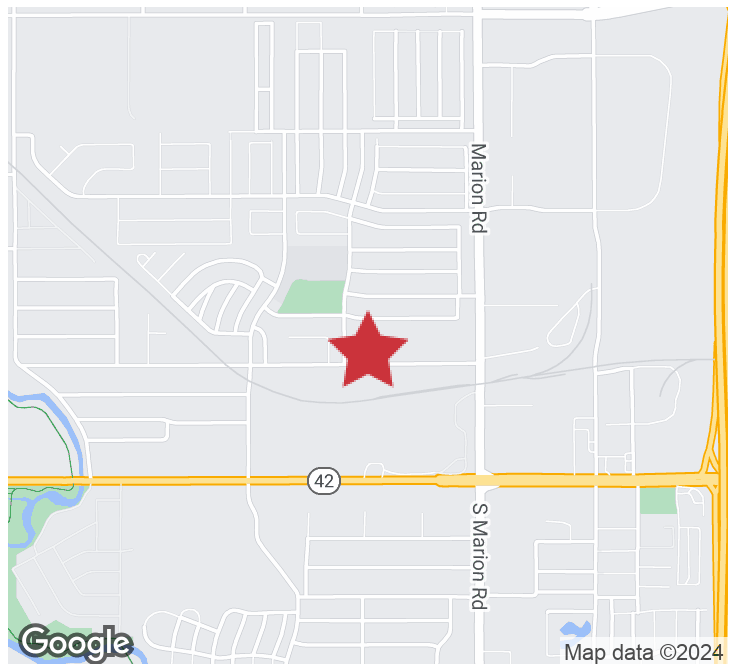
PROPERTY HIGHLIGHTS

- Long term tenant - AY McDonald Supply leasing 24,000 SF at \$85,680/yr NNN
- Two window offices, one non-window office, kitchen/break room, mezzanine storage above office with forklift access, reception/showroom area, two bathrooms
- Two loading docks, one large drive-in door, and fork lift door in rear
- Clear height: 16'
- Newly sprinkled and remodeled
- Two gas Reznor heaters
- New concrete storage yard on east side of building
- Year Built: 1989

LOCATION DESCRIPTION

Located just northwest of the 12th Street and Marion Road intersection .75 miles west of I-29
Area neighbors include: Pfeifer Implement Co, Rude Transportation, Magellan Pipeline, Sioux International, Lidel Construction, Zabel Steel

| | |
|---------------|------------------------------|
| Sale Price | \$3,000,000 (\$75/SF) |
| Building Size | 40,000 SF |
| Lot Size | 2.21 AC (96,465 SF) |
| Zoning | I-1 |



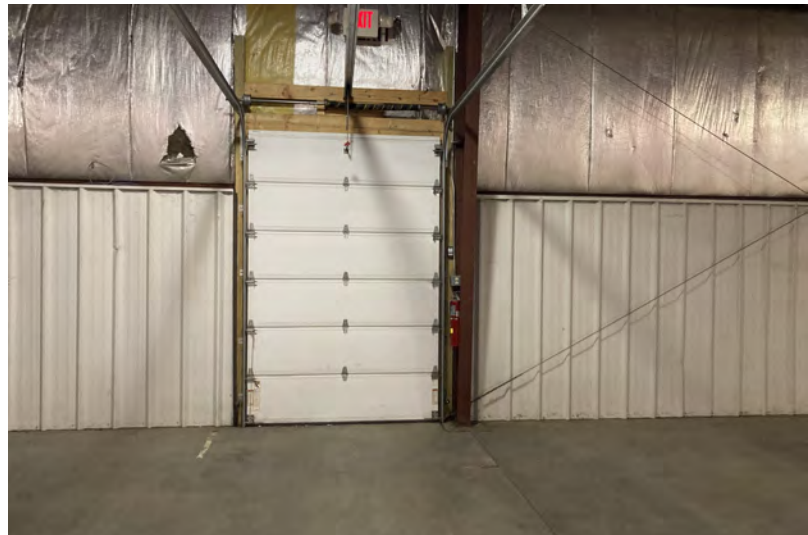
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PHOTOS

5620 W. 9TH STREET
Sioux Falls, SD 57107

FOR SALE
Industrial Building



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AERIAL

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