

501 E. 52nd Street N
Sioux Falls, SD 57104

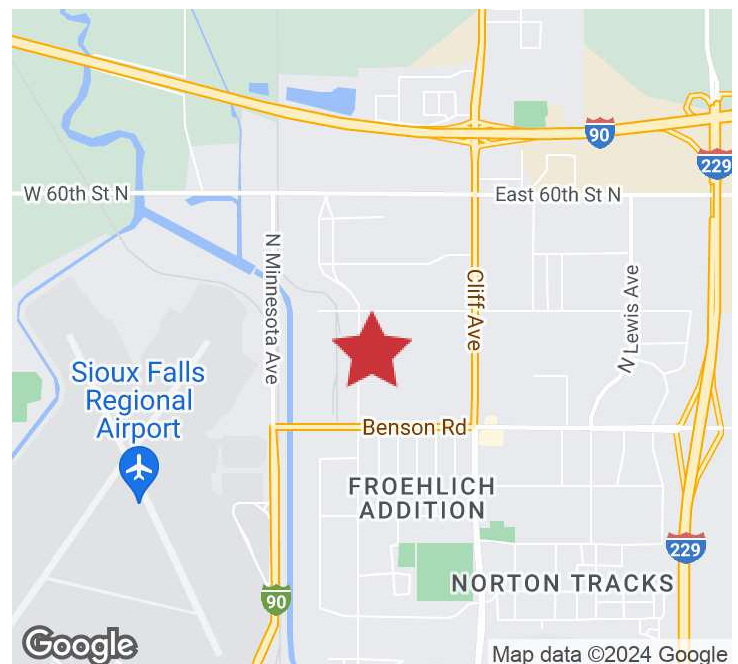
PROPERTY HIGHLIGHTS

- Fully leased single-tenant industrial building
- Ground floor area is 120' x 450'
- Approximately 2,000 SF of mezzanine office and break room space and 54,000 SF of ground floor space
- 12 loading docks and 6 drive-in bays (sizes vary)
- Side wall height: 18'
- 3-phase electrical
- Zoning: I-1
- New roof - 2024
- Versatile industrial building - designed to accommodate up to 14 tenants
- One of the owners is a SD Licensed Real Estate Broker
- 2% commission for Buyer Agent

LOCATION DESCRIPTION

Located in northeast Sioux Falls
Area neighbors include Grainger Industrial Supply, StarMark Cabinetry, Sprenger Midwest, Johnson Brothers of South Dakota Inc, CBM Food Services, Panther Premier Print Solutions

Sale Price	\$4,631,250 (\$82.70/SF)
Total Building Size	56,000 SF
Lot Size	4.88 AC (212,599 SF)



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ALCOM LEASE DESCRIPTION

501 E 52ND STREET N
Sioux Falls, SD 57104

FOR SALE
Industrial Property



LEASE DESCRIPTION

Building is currently fully leased to Alcom, Inc., lease expires January 28, 2028.

Terms of Fourth Lease Extension

Tenant shall pay base rent at the rate of \$ 6.00/SF for 56,000 SF or \$336,000/year (\$28,000/Month) for period from April 1, 2025, to March 31, 2026. Tenant shall pay base rent at the rate of \$6.25/SF for 56,000 SF or \$350,000/year (\$29,167/Month for period from April 1, 2026, to March 31, 2027.

Tenant shall pay base rent at the rate of \$6.50/SF for 56,000 SF or \$364,000/year (\$30,333/Month for period from April 1, 2027 to January 28, 2028.

Listing agent, Dennis Breske, is a licensed real estate agent in the State of SD and is a member of the ownership group

FLOOR PLAN

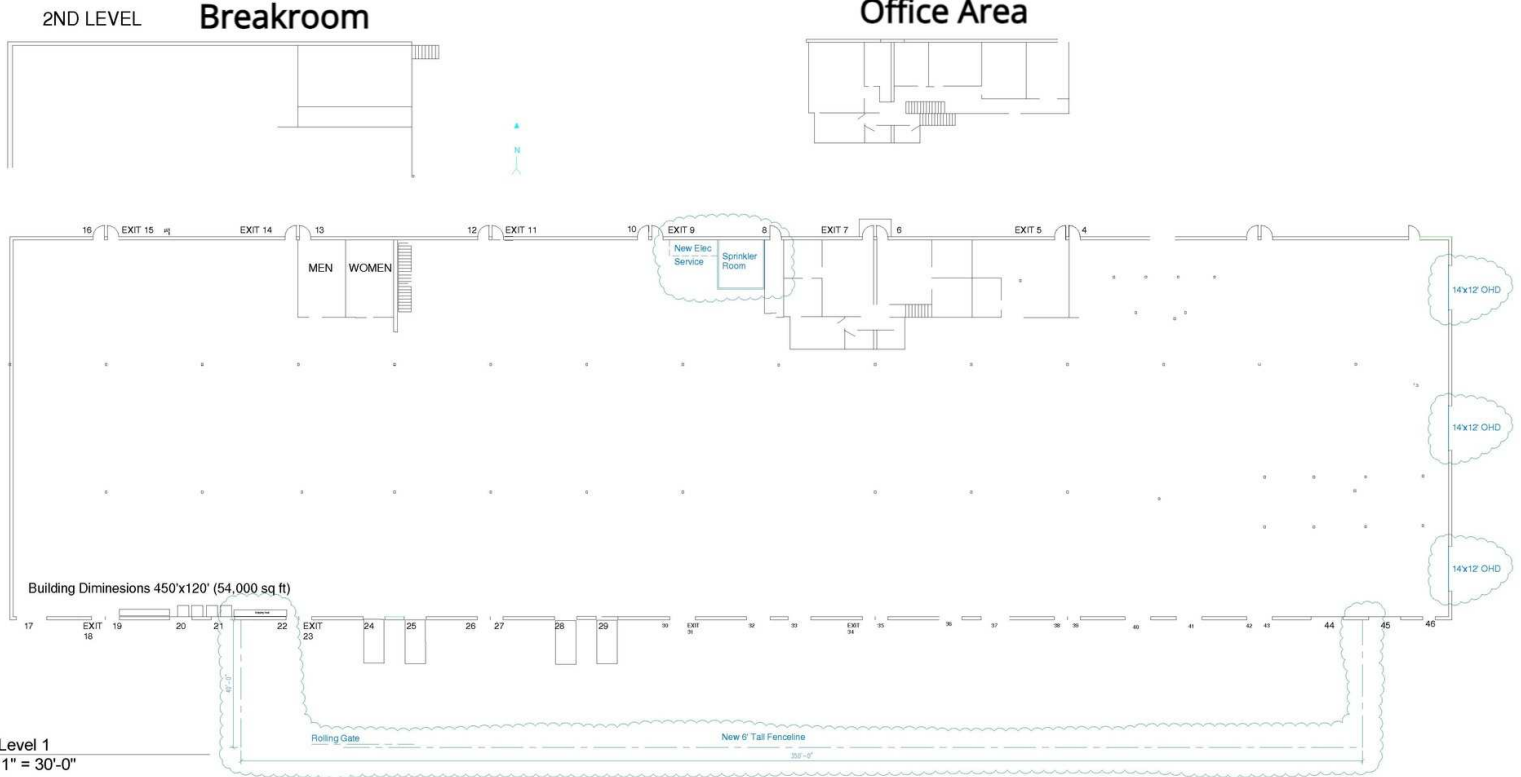
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FOR SALE

Industrial Property

Mezzanine Level Breakroom

Mezzanine Level Office Area



AERIAL

501 E 52ND STREET N
Sioux Falls, SD 57104

FOR SALE

Industrial Property



Google

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