



GUSTAFSON FLEX BUILDING

630 South Cliff Avenue



630 South Cliff Avenue
Sioux Falls, SD 57104

**NEW
PRICE!**



size

Total Area: 27,376 sqft
Office Area: 4,920 sqft
Warehouse: 19,370 sqft
Dock Area: 2,889 sqft



price

~~\$7.50~~ sqft NNN
\$5.95 sqft NNN
2019 taxes = \$13,995.40



details

- Heating and air conditioning throughout.
- Dock area has seven 8-foot overhead doors, two with levelers
- 12' 4" clear height
- Dock includes additional 10' overhead door
- 400 amp, 3-phase power
- Fire sprinkler system
- Building signage available
- Property includes approximately 67 parking spaces. Additional parking negotiable.



layout

Wide open flex space, reception area, breakroom, storage, private offices, and restrooms.



location

Conveniently located in the core of the city! This flex space is located at the intersection of 14th Street & Cliff Avenue.

Information deemed reliable but not guaranteed.



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AERIAL MAP



East 10th Street



Cliff Avenue



East 14th Street



Cliff Avenue

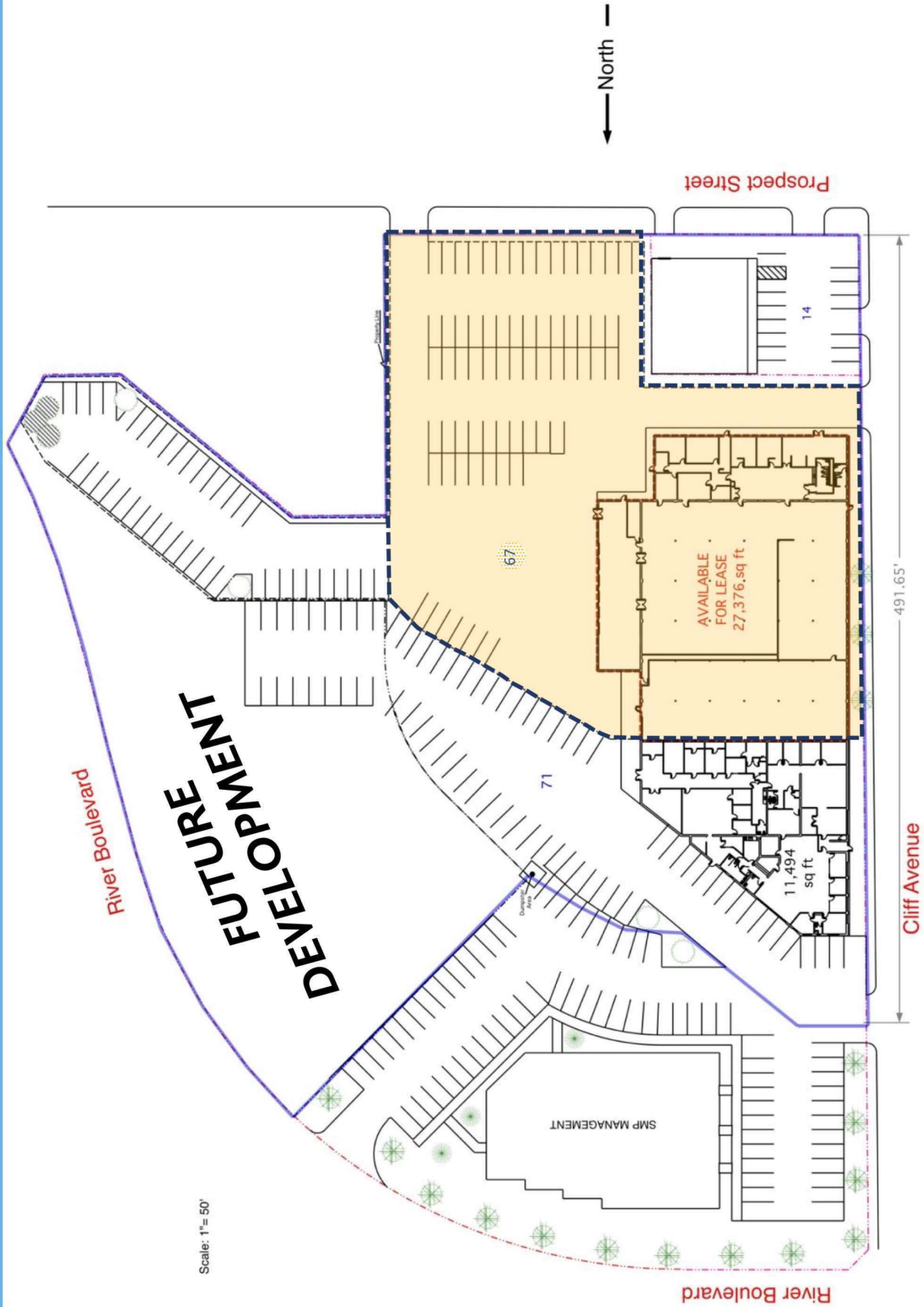


Cliff Avenue

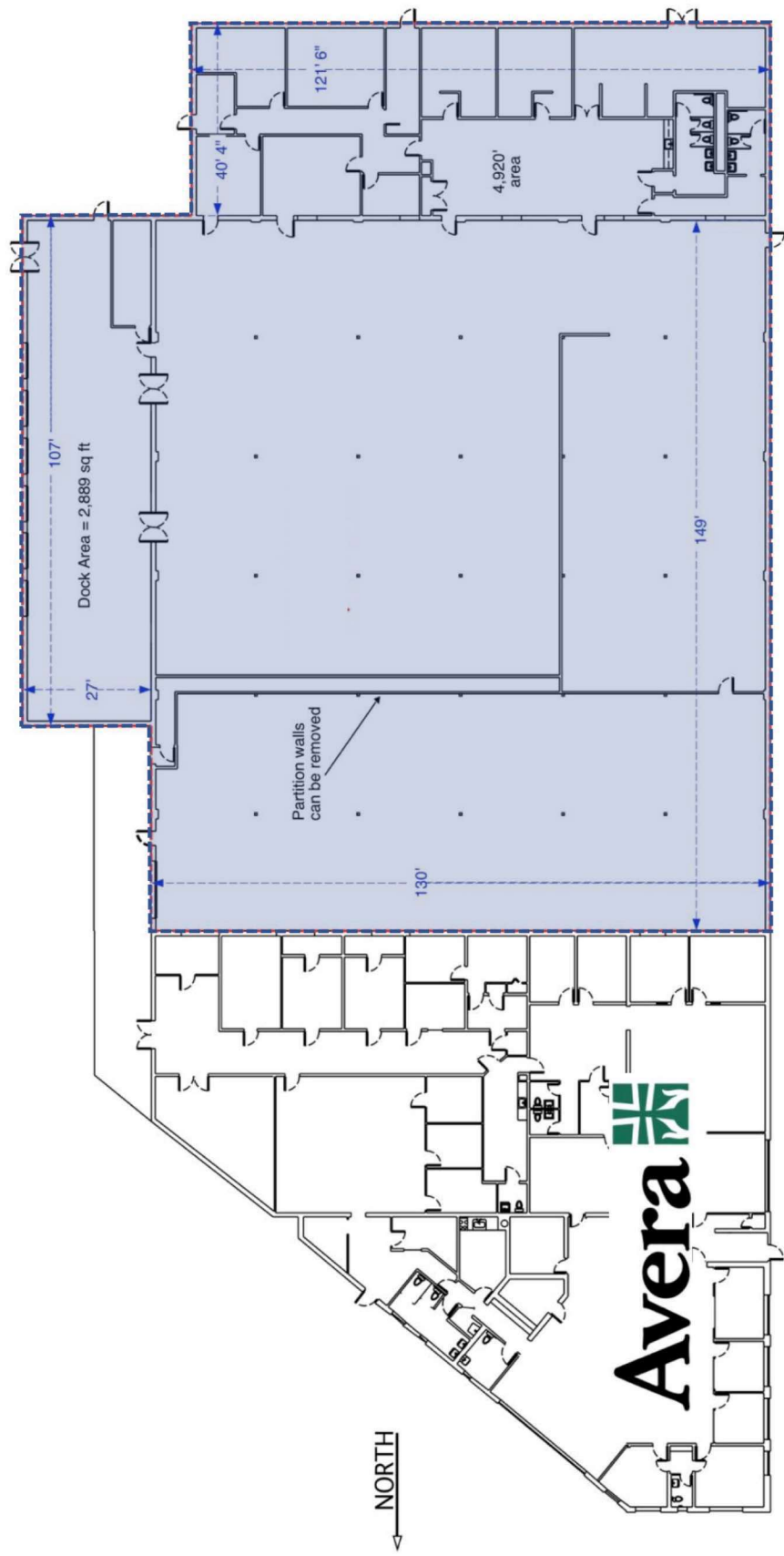


East 26th Street

SITE PLAN



FLOOR PLAN



--SOUTH CLIFF AVENUE--

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS

