



1407 North Cleveland Avenue Sioux Falls, SD 57103

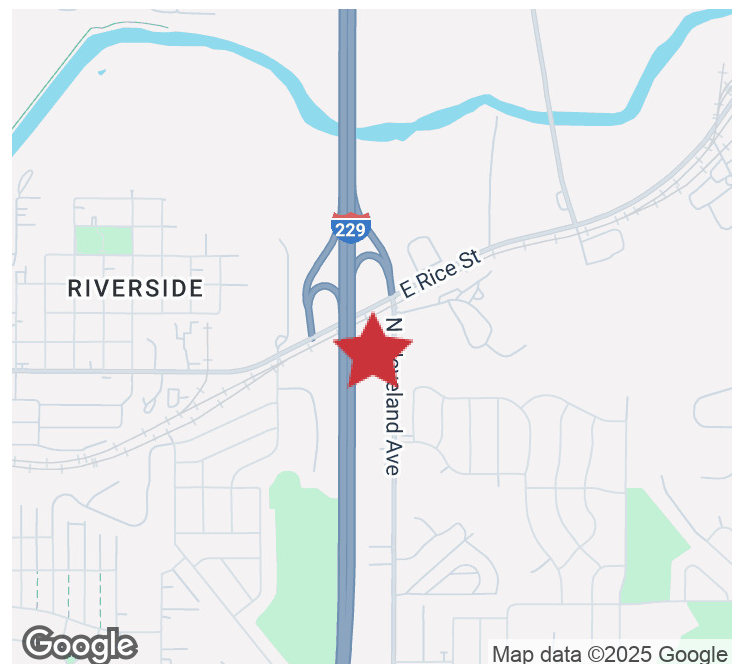
PROPERTY HIGHLIGHTS

- 5,877 SF of flex space for lease in northeast Sioux Falls
- One (1) grade-level door and one (1) dock high door
- Subdivisible with several options
- Three-phase power, heated
- Sprinkler system
- Monument signage available
- One of the owners is a licensed real estate broker in the state of South Dakota

LOCATION DESCRIPTION

Located right off I-229, just south of Rice Street on North Cleveland Avenue, neighboring Platinum Towing, Edgewell Products, Jim Ross Plumbing, Sioux Empire Baseball Association

Lease Rate	\$6.50/SF NNN
Suite B Available	5,877 SF
Projected NNN's	\$2.00/SF



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FLOOR PLAN

1407 NORTH CLEVELAND AVENUE
Sioux Falls, SD 57103

FOR LEASE
Industrial Property



PHOTOS

1407 NORTH CLEVELAND AVENUE
Sioux Falls, SD 57103

FOR LEASE
Industrial Property



LOCATION MAP

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FOR LEASE
Industrial Property



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