

For Lease

JN Properties Warehouse

2209 E. 39th Street N., Suite 350
Sioux Falls, SD 57104



Lease Rate/Sq. Ft. \$4.50
Lease Type: Gross plus utilities

Building Information

Total Available sq. ft.:	5,500
Building sq. ft.:	44,000
Lot Size/sq. ft.:	129,460
Type of Construction:	Steel Frame, Metal Panel
Roof:	Metal Span
Floor:	Concrete
Heat:	Radiant
Year Built:	1999
Zoning:	I-1

Property Highlights

- Located in Myrl & Roy's Development Park 1 block west of Potsdam Ave.
- Two 8 X 10 dock-high doors.
- 8' X 10' dock
- Two-stage floor drain.
- 22' sidewalls.
- Heated warehouse with restroom.
- Easy access to I-229 and Benson Road.
- Neighbors include Dakota Fluid Power, Sioux Falls Tower & Communications, Limoges Construction, Dakota Supply Group, Lift Pro Equipment and Dakotaland Auto Glass.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior

Contact

Bill Connelly, Broker Associate

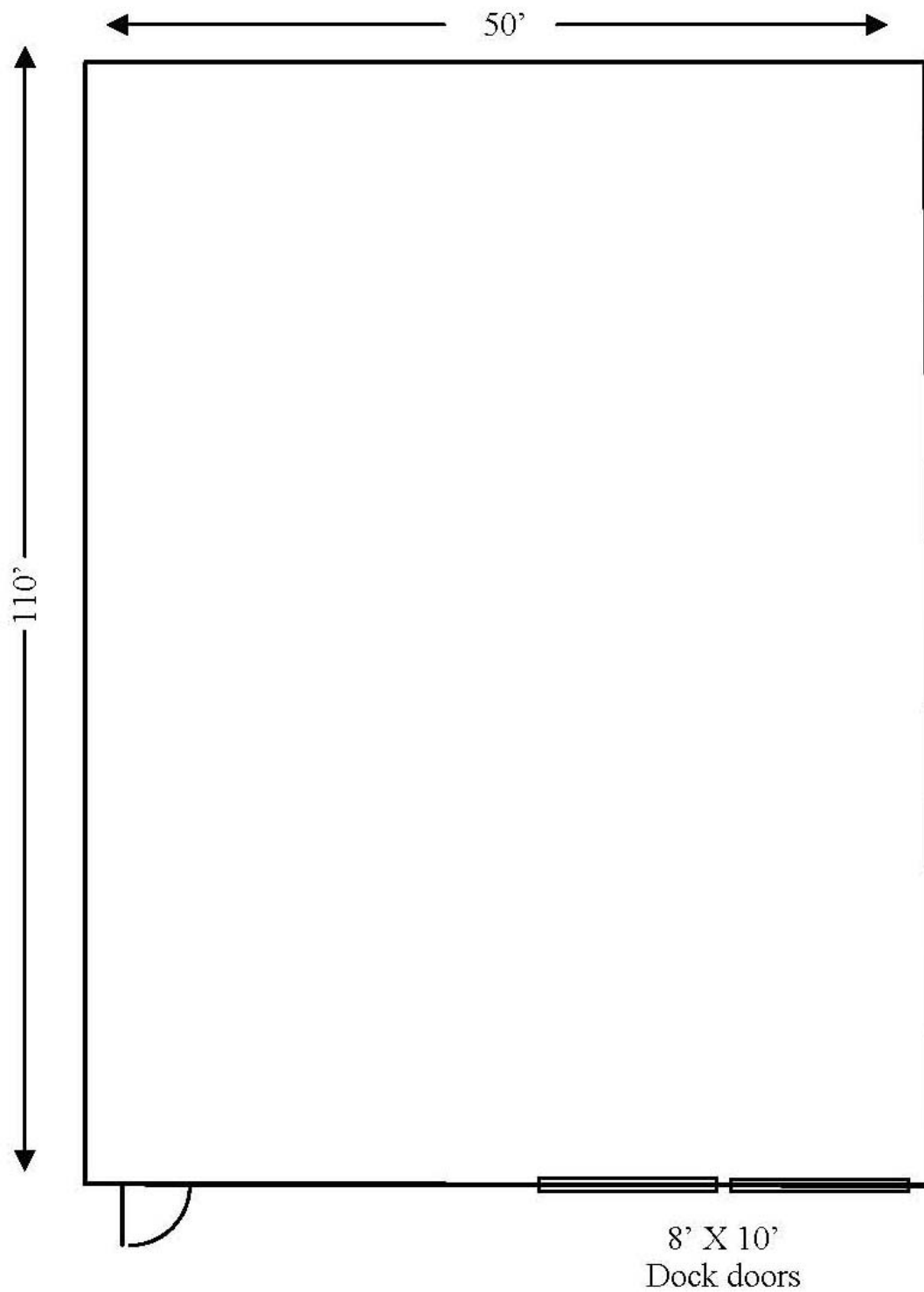
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Floor Plan



Aerial View

