

INDUSTRIAL BUILDINGS

1008 W Delaware Street
Sioux Falls, SD

14,590 square feet
on 2.91 acres



FOR SALE
\$1,850,000.00



Jim Dunham

Broker
605-360-0061
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Jim Dunham & Associates



The JDA Way



FOR MORE INFO

CALL US: 605-275-8500



WWW.JIMDUNHAMASSOCIATES.COM

PROPERTY INFORMATION

MARKETING DESCRIPTION

- Located in the Heart of the Airport Industrial Park.
- Ideally located in north central Sioux Falls' Airport Industrial Park with easy access to Russell Street, Minnesota Avenue and Interstate 29 & Interstate 90.
- Exterior semi trailers are negotiable with an acceptable Purchase Offer.
- Office area includes approximately 2,500 square feet of office space made up of 6 offices and 3 restrooms, plus 2 showers.
- Shop area attached to the office area includes approximately 4,590 square feet of heated warehouse space with additional mezzanine storage plus one additional restroom and has four 14' x 14' overhead doors.

- Lighting in shop updated to LED.
- The additional stand-alone warehouse building consists of 7,500 square feet and has five overhead doors of various sizes.

PROPERTY NOTES: New roof on the office/shop building approximately 10 to 12 years ago. One new furnace in office approximately 5 years ago. 20' ceilings in main warehouse building with 2 reznor type gas heaters. Heated mezzanine storage in approximately $\frac{1}{3}$ of the main warehouse shop area. Cold storage warehouse has a white TPO membrane roof over foam insulation infill. Floor drains in main warehouse shop. Security system. New exterior paint and flooring in office area in 2012.



NEIGHBORS

Crooked Pint Ale House, Casa del Rey, Kum & Go, Sloux Falls Canaries, Several Hotels, Denny Sanford PREMIER Center

Information herein deemed reliable, but not guaranteed.



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PROPERTY PHOTOS



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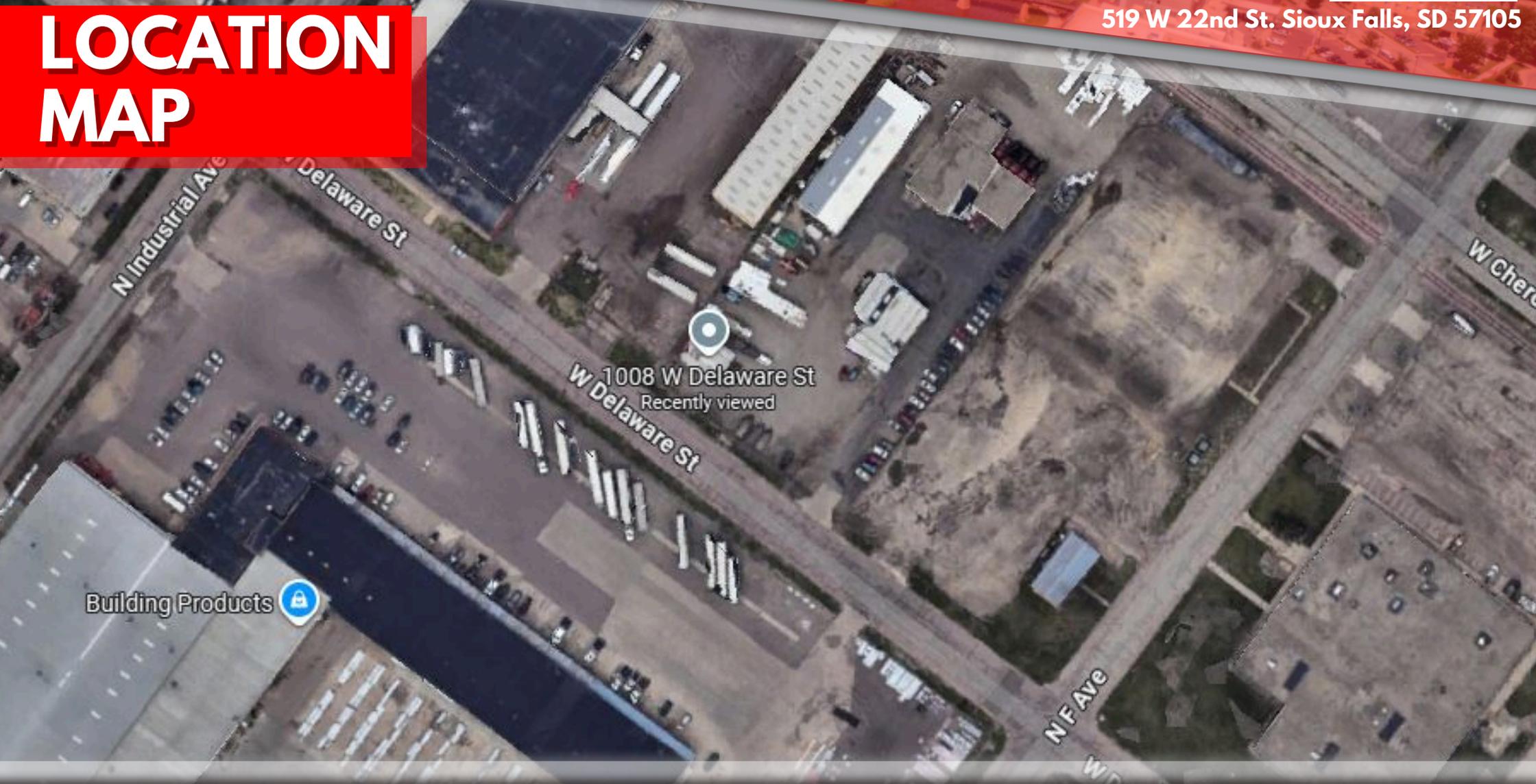
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LOCATION MAP



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