



**JIM DUNHAM**  
— & ASSOCIATES —  
REAL ESTATE SPECIALISTS



**FOR LEASE \$9.00 PSF NNN**

**INDUSTRIAL / FLEX**

**A Contractor's New Home!**

**5510 N 7<sup>TH</sup> AVENUE**

**1,500 SQFT**



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# WHAT YOU NEED TO KNOW

5510 N 7<sup>TH</sup> AVENUE

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Warehouse/Flex space For Lease!

Property is situated in northern Sioux Falls with easy access to Cliff Avenue and Interstate 90.

Highly desirable outside fenced storage, drive-thru doors, 17' sidewalls, floor drain, reznor heat and in-suite restroom.

Perfect for Contractor, Small Business Owner, Man Cave, Camper & Vehicle Storage, etc.

## QUICK SNAPSHOT

- Building size: 12,000 square feet (8 bays)
- Available size: 1,500 square feet
- Property type: Industrial
- Zoning: I-1 (Light Industrial)
- Suite dimensions: 25' x 60'
- Lease rate: \$1,125 / month plus expenses
- Expense rate: \$2.50 PSF or \$312.50 / month
- Total Lease rate: \$1,437.50 / month

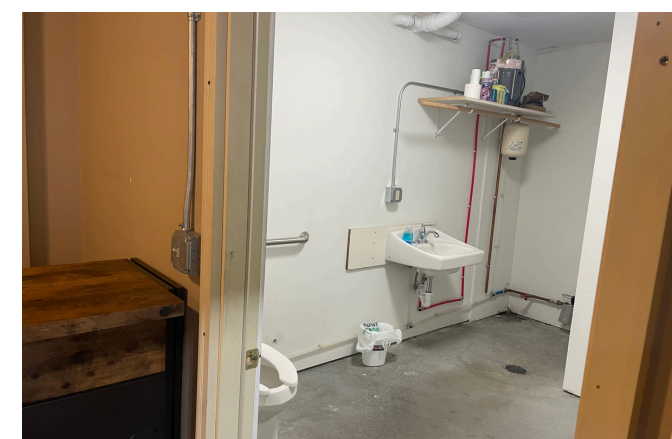
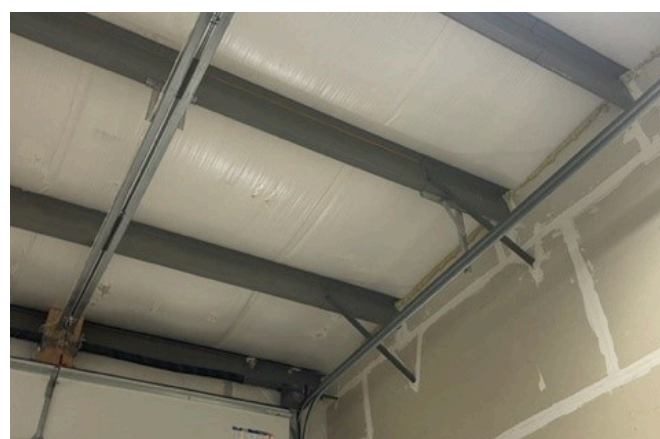
## FEATURES

- 12' x 14' overhead door in front/10'x10' in the rear
- Reznor heat and floor drain
- Paved front lot
- Fenced storage included
- Fully lined and insulated
- Sidewall height 17'
- Separately metered for utilities
- 150-amp electrical service per bay
- Tenant pays electrical, gas & water

information deemed reliable, but not guaranteed  
One or more owners are SD licensed real estate brokers

# PROPERTY PHOTOS

5510 N 7<sup>th</sup> AVENUE



# LOCATION MAP

5510 N 7<sup>th</sup> AVENUE

