

INDUSTRIAL BAYS FOR LEASE

2400 N 4th Avenue
Sioux Falls SD

FOR LEASE

Various Sizes & Rates



Broker
605-360-0061
Jim@JimDunhamAssociates.com

  Jim Dunham & Associates

  The JDA Way

 FOR MORE INFO
CALL US: 605-275-8500

 WWW.JIMDUNHAMASSOCIATES.COM

PROPERTY INFORMATION

MARKETING DESCRIPTION

Located in north central Sioux Falls, these bays are perfect for contractor and warehouse use. Reznor heaters in large bay along with drain and 14'x14' overhead doors. Several large shelving units are negotiable and located throughout all three bays.

PROPERTY HIGHLIGHTS

- 3 bays totaling 8,400 square feet
- Each bay has 14'x14' overhead door or doors
- Office, storage and bathroom in large bay
- Use of large exterior storage yard negotiable

North Bay: 1,500 sqft - \$4.75 PSF=\$593.75 per month plus \$1.00 PSF for electrical and \$1.00 PSF for gas/heat.

Middle Bay: 1,100 sqft - \$4.75 PSF=\$435.42 per month plus \$1.00 PSF for electrical and \$1.00 PSF for gas/heat.

South Bay: 5,800 sqft - \$9.50 PSF. Includes gas/heat/electric.

Lease one bay or multiple bays.

Contact Listing Agent for additional details.

Information herein deemed reliable, but not guaranteed



Jim Dunham & Associates



The JDA Way



FOR MORE INFO

CALL US: 605-275-8500



WWW.JIMDUNHAMASSOCIATES.COM

REAL ESTATE. FOR REAL.

PROPERTY PHOTOS



EXTERIOR STORAGE YARD



Jim Dunham & Associates



The JDA Way



FOR MORE INFO

CALL US: 605-275-8500



WWW.JIMDUNHAMASSOCIATES.COM

REAL ESTATE. FOR REAL.