



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



**FOR LEASE \$4,350 per month**

INDUSTRIAL / FLEX / WAREHOUSE

**Warehouse/ Flex/ Industrial**

201 N Harlem Avenue #GHIJ

**5,800 SQFT**



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# WHAT YOU NEED TO KNOW

201 N Harlem Avenue, Suites GHJJ, Sioux Falls

## Warehouse /Flex / Industrial space For Lease!

Position your business for success at this versatile industrial property in the heart of Industrial Sioux Falls. Situated on approximately 1.62 acres, this warehouse/industrial facility offers flexible space for manufacturing, warehousing, distribution, contractor operations, or service businesses.

The property's location provides convenient access to Kiwanis Avenue, Benson Road, Russell Street and W 12th Street – all major transportation corridors, making it an ideal hub for regional logistics and daily business operations. Its functional layout, generous site size, and established industrial setting create opportunities for unlimited possibilities.

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

## QUICK SNAPSHOT

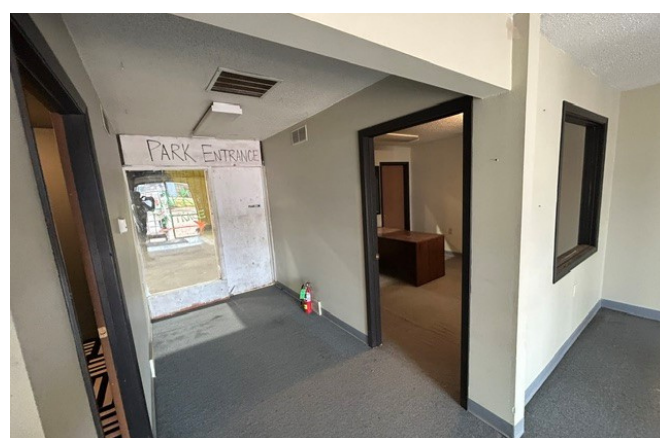
- Size: 5,800 square feet
- Land size: 1.62 acres
- Property type: Industrial
- Zoning: I-1 (Light Industrial)
- Lease rate: \$9.00 PSF or \$4,350 per month plus utilities
- Subdividable with acceptable terms and conditions

## FEATURES

- Two 12 x 14' overhead doors/ 16' sidewall height
- Two in-suite restrooms
- Wide open warehouse area with front offices
- Water hookup in warehouse
- Separately metered for utilities
- Exterior storage negotiable
- Tenant pays electrical, gas, water & garbage

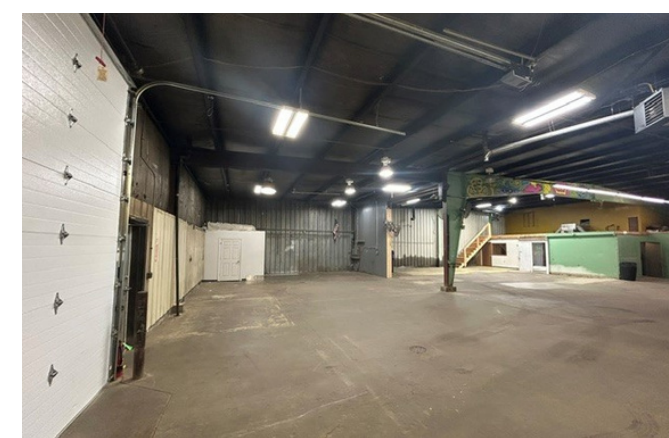
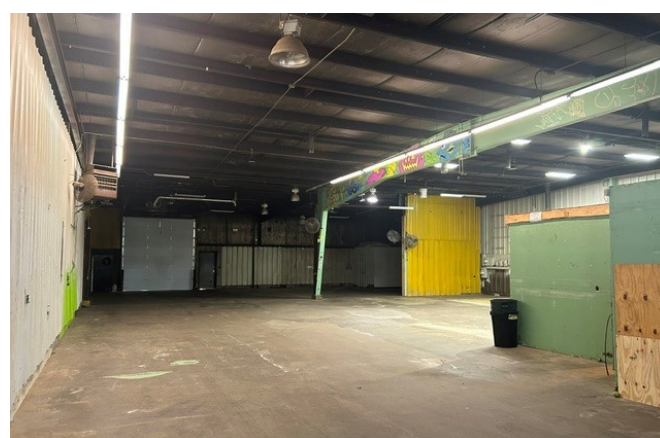
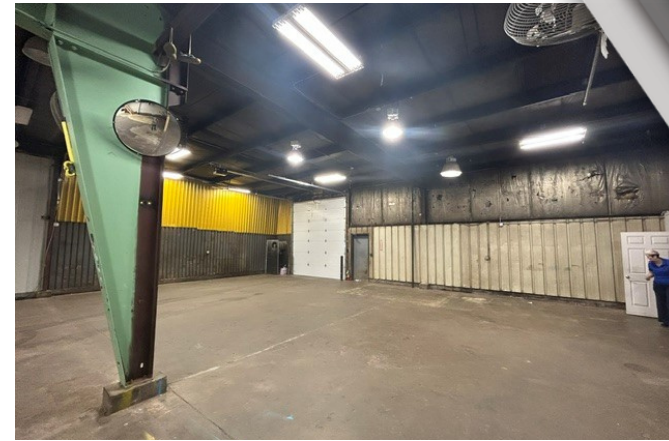
# PROPERTY PHOTOS

201 N Harlem Avenue, Suites GHIJ, Sioux Falls



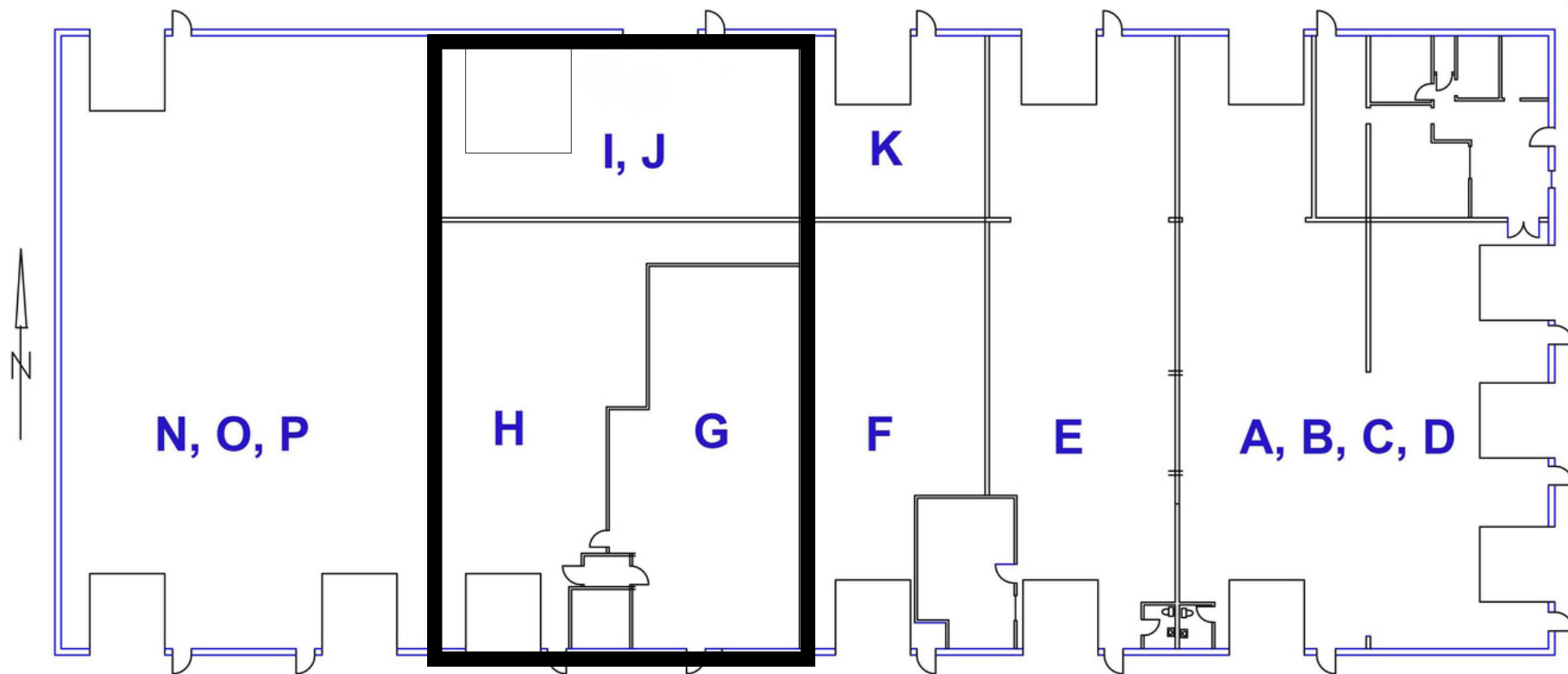
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# FLOOR PLAN

201 N Harlem Avenue, Suites GHIJ, Sioux Falls



# LOCATION MAP

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