

SKOUG CANDY CO. WAREHOUSE BUILDING WARM STORAGE IN CITY CENTER



1001 E. 8th Street
Sioux Falls, SD 57103

FOR LEASE

SIZE

- Main Level: 4,630 SF
- Upper Level: 4,225 SF
- Total: 8,855 SF plus basement

PRICE

- Main Level: \$2,500 / month NNN
- Entire Building: \$4,000 / month NNN

LOCATION

- Located at the corner of 8th Street & Fairfax, this property offers an unparalleled opportunity for warm storage located in the city's center!

DESCRIPTION

- Building offers 10' x 10' overhead doors, hanging Reznor heater, an ample area for storage and a freight elevator
- Property also offers dock-high doors to accommodate semi-trailers and pickup trucks
- 14 surface parking spaces available on site
- Building suitable for multiple uses!
- 208 3-phase Wild Leg and 200 Amp panels
- Convenient access to Cliff Avenue, downtown and I-229
- Built in 1923 and formerly utilized by the Skoug Candy Company
- Contact Broker for availability and additional information

Find out more at lloydcompanies.com

SCOTT BLOUNT
605.231-1882
scott@lloydcompanies.com

101 S. Reid Street | Ste. 201 | Sioux Falls, SD 57103 | 605.231.1738

Information deemed reliable, but not guaranteed.



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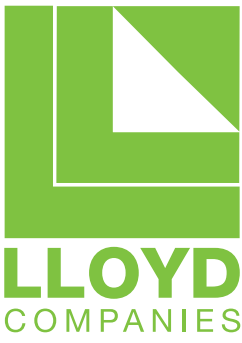


EXTERIOR & INTERIOR PICTURES

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AREA MAP

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