

SIouxLAND FORKLIFT BUILDING

INDUSTRIAL SITE FOR SALE



1100 - 1110 N. Cliff Avenue
Sioux Falls, SD 57103

FOR SALE

\$430,000
1.72 Acres

SIZE

- Building: 5,277 SF +/-
- Lot: 1.72 Acres (75,013 SF +/-)

PRICE

- \$430,000

LOCATION

- Located along N. Cliff Avenue with convenient access to downtown, I-90 and I-229.

DESCRIPTION

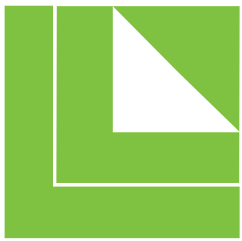
- Property is zoned I-1 Light Industrial
- Building was constructed in 1969 and includes an office/showroom area and a warehouse/storage area.
- Warehouse/Storage area includes Reznor heat, truck-high door with pull-thru option, and a wash bay with a floor drain.
- Office/Showroom area consists of open work areas, break room and two restrooms.
- Spacious lot allows for additional outdoor storage
- Pole and building sign opportunities that faces North Cliff
- Contact Broker for 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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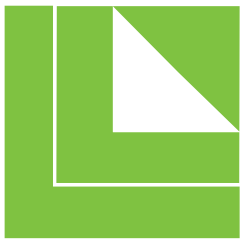


INTERIOR PICTURES

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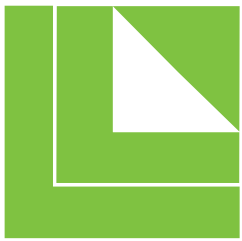


EXTERIOR PICTURES

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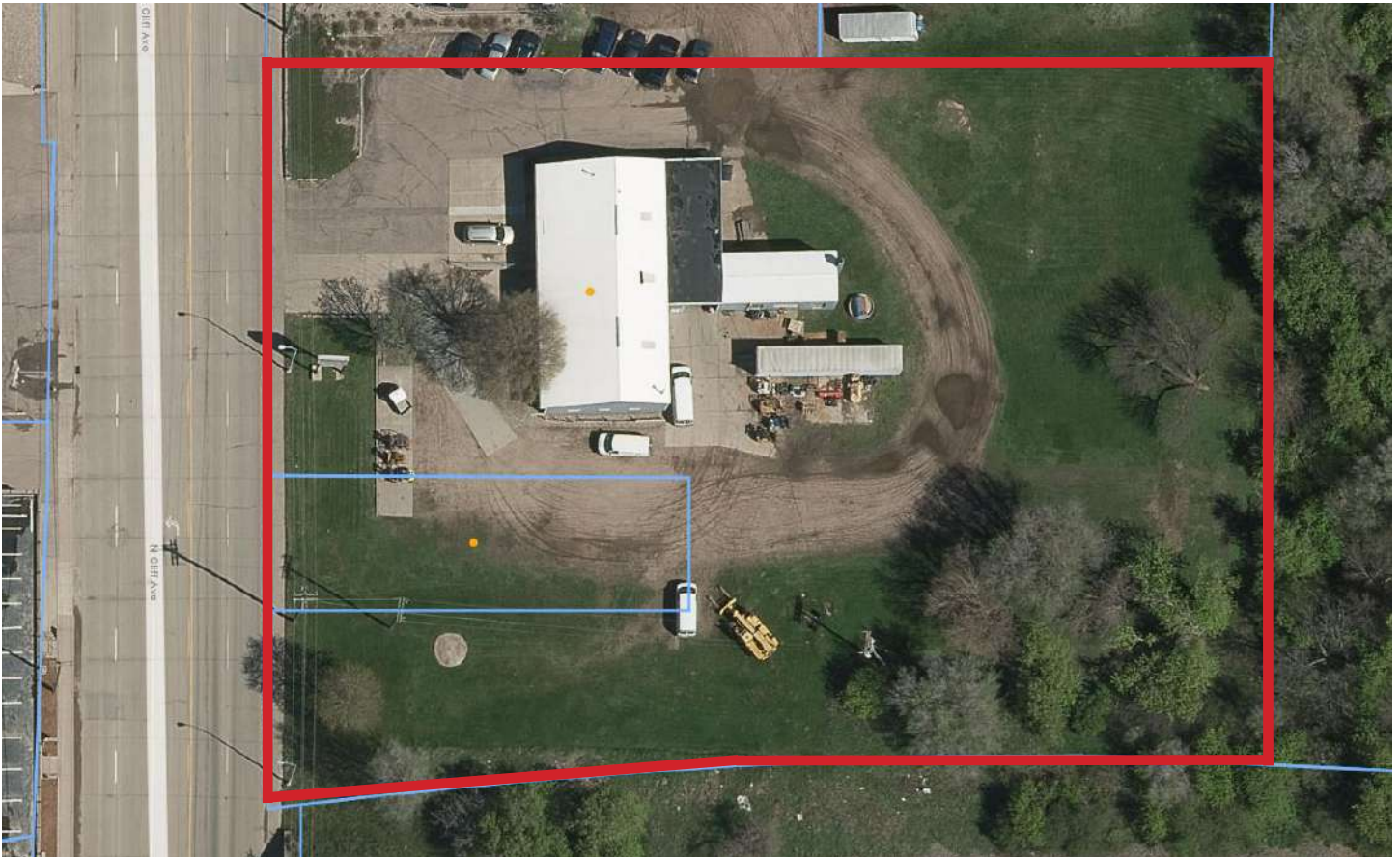
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SITE AERIAL

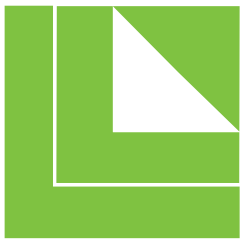
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AREA MAP

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