

# 12TH STREET INDUSTRIAL LAND

I-1 LAND & MODULAR BUILDING FOR SALE



3980 & 4000 & 4004 W 12th St.  
Sioux Falls, SD 57107



88,757 SF +/-  
2.04 Acres +/-



\$1,600,000

## LOCATION

Located on a major thoroughfare that links I-29 and downtown, this building is highly visible and nicely positioned at the corner of W 12th Street and Lyon Boulevard.

## DESCRIPTION

- Over 2 acres of highly visible West 12th Street land for sale. Includes modular building on-site.
- Highly visible light industrial location with on-site office building.
- Sales building with a perfect area for outdoor display of recreational vehicles, cars, boats, equipment, etc.
- Pylon and monumental signage opportunities
- Zoned: I-1
- 2022 traffic counts on 12th Street of 40,100 VDP
- Plenty of on-site parking
- Easy access to I-29
- Area attractions include Sherman Park with baseball and softball fields, USS South Dakota Battleship Memorial, and the Great Plains Zoo
- Nearby businesses: Luxury Auto Mall, Starbucks, Silverstar Car Wash, Taco Bell, Billion Nissan, Northern Tool, and many more.
- Contact Broker for additional information

**KRISTEN ZUEGER** SIOR

605.376.1903 | kristen.zueger@lloydcompanies.com

150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

### INTERIOR



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## EXTERIOR & SIGNAGE



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## AERIAL



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## BIRD'S-EYE VIEW



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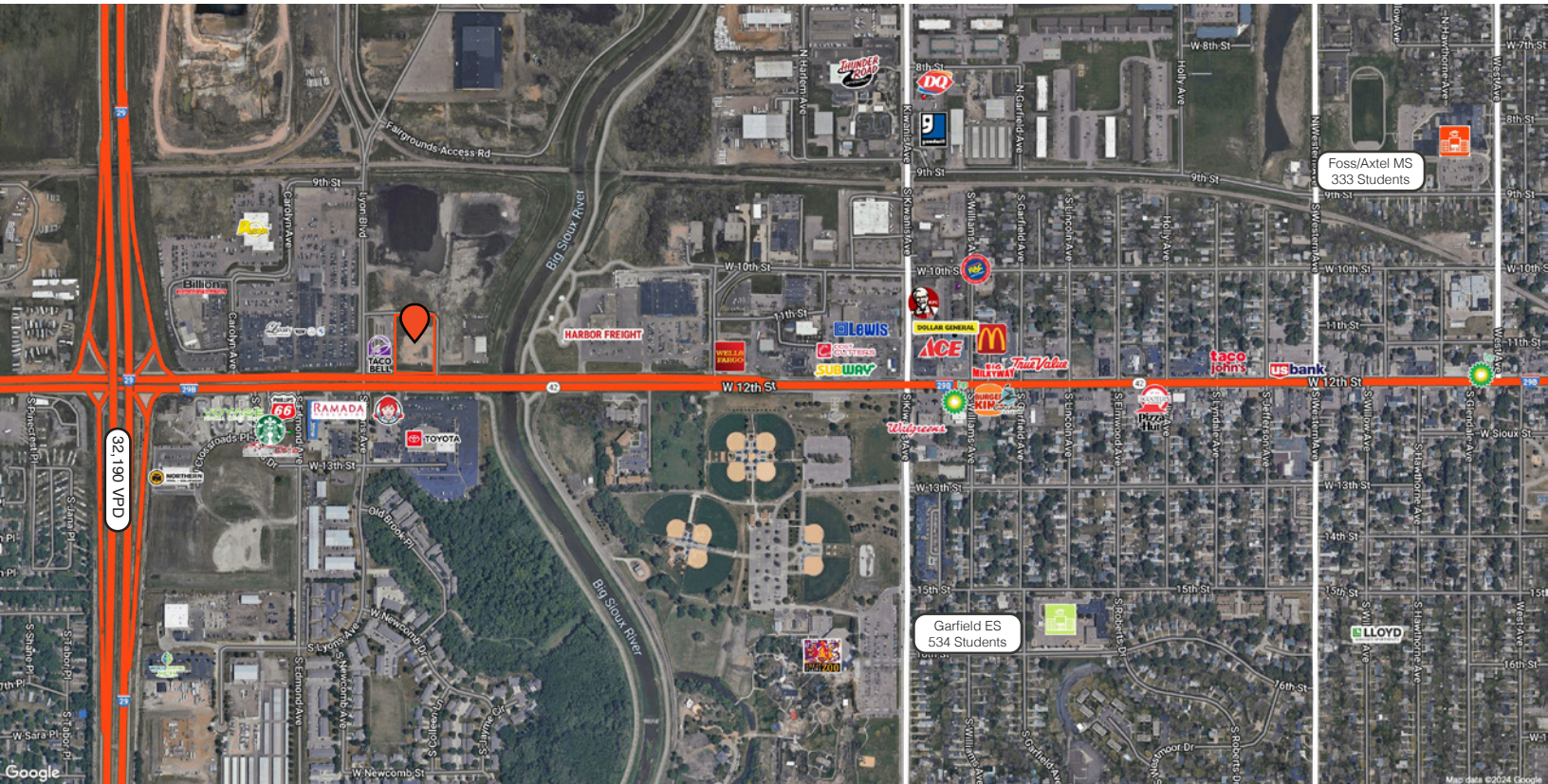
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## SITE MAP



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## AREA MAP



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