

3905 S WESTERN AVE

WAREHOUSE SPACE FOR LEASE



3905 S Western Avenue
Sioux Falls, SD 57105



Warehouse: 8,875 SF +/-



Warehouse: \$6.00 / SF NNN
Estimated NNN: \$3.25 / SF

LOCATION

Great opportunity to acquire warehouse space located on Western Avenue, in close proximity to the intersection of 49th Street. The location offers excellent accessibility and visibility, as it is situated on a major thoroughfare and easily accessible by both public transportation and private vehicles.

DESCRIPTION

- Versatile space perfect for a variety of businesses
- Convenient access to I-229 and 49th Street
- Highly visible location with 26,400 vehicles per day
- Fantastic central location in the rapidly growing Sioux Falls
- NNN includes utilities and garbage
- Near the Western Mall and a short drive to the Empire Mall
- Warehouse space includes three 12' x 14' overhead doors, one 8' x 10' overhead door, 3 mezzanine areas, trench drains, parts room
- Fenced outdoor, paved lot
- Opportunity to lease office space
- Contact Broker for additional information

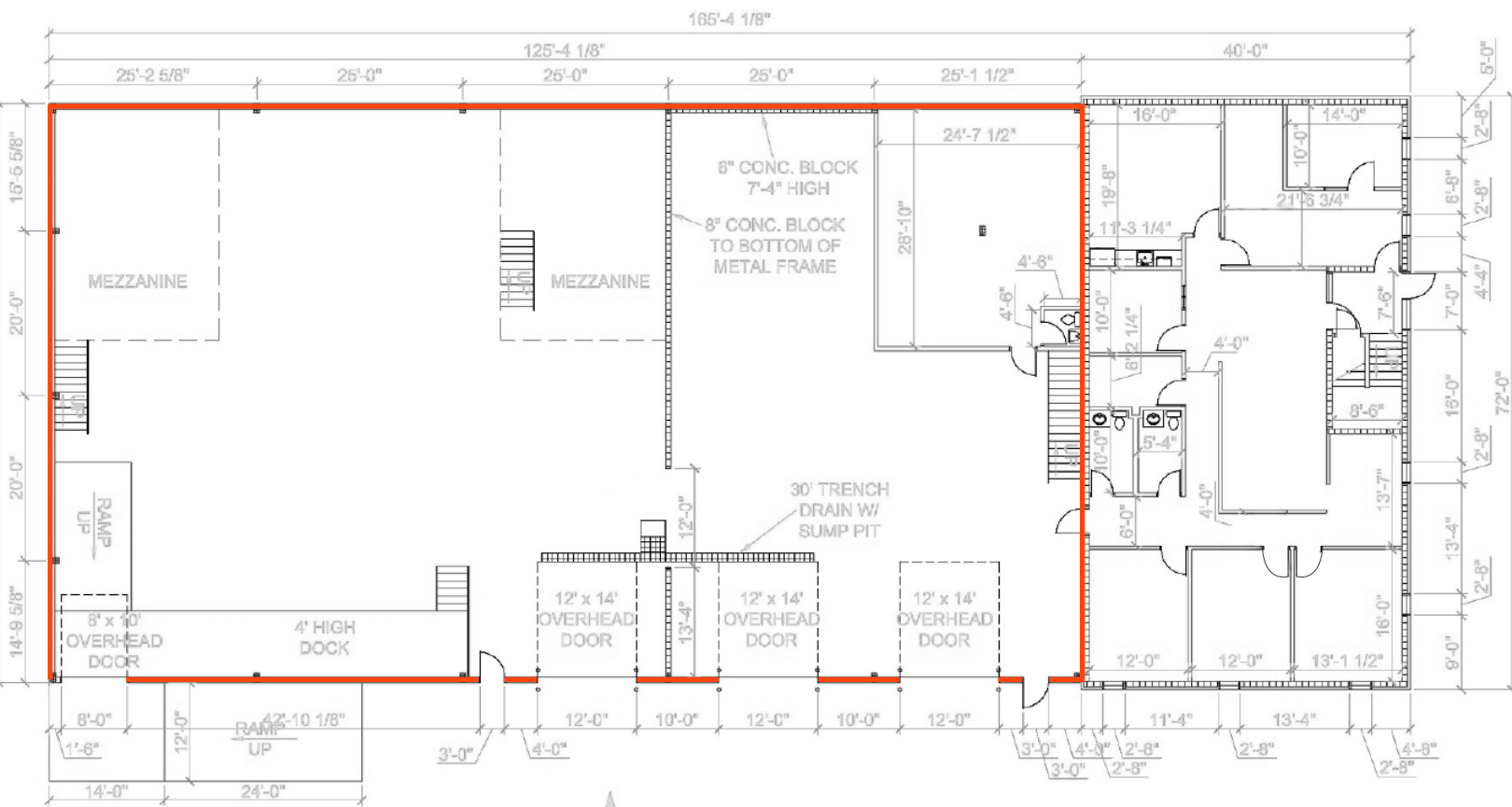
KRISTEN ZUEGER SIOR | 605.376.1903 | kristen.zueger@lloydcompanies.com

101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820

Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

WAREHOUSE FLOOR PLAN

Concept only; subject to change



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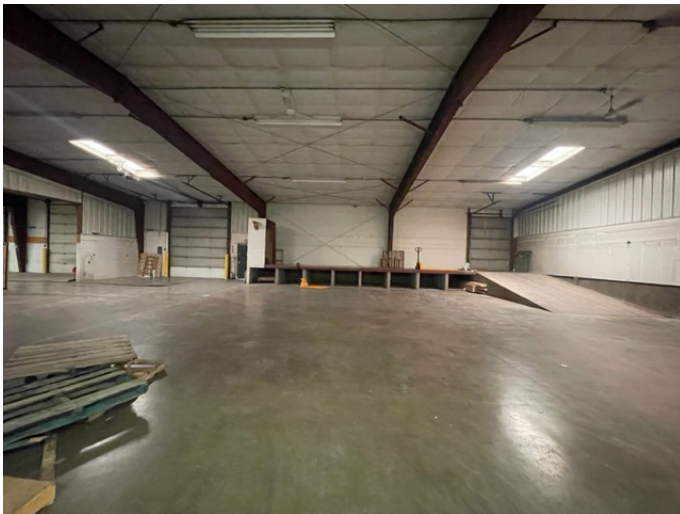
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3905 S WESTERN AVE

OFFICE & WAREHOUSE SPACE FOR LEASE



WAREHOUSE



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EXTERIOR



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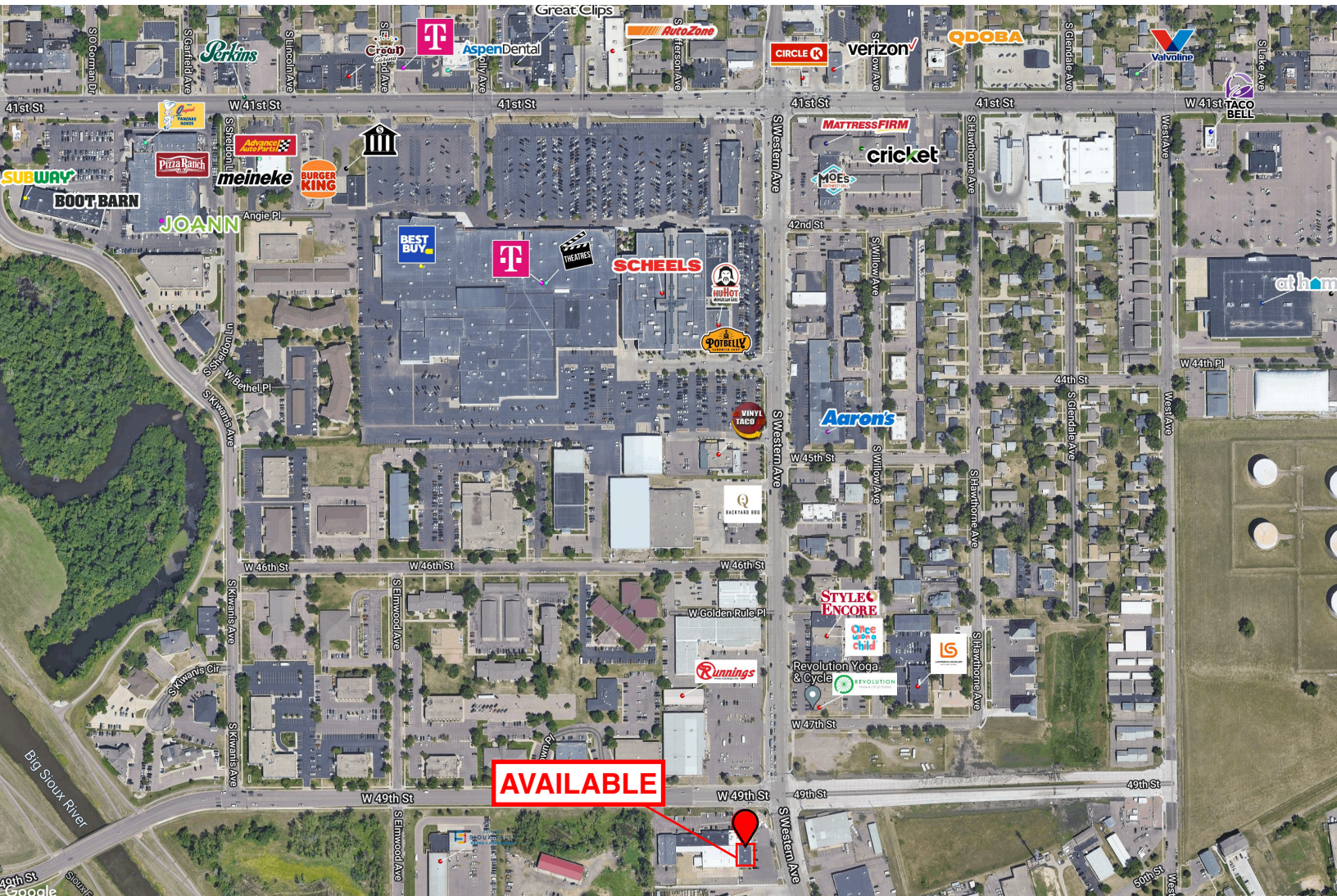
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SITE MAP



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AREA MAP



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