



## PROPERTY DETAILS

This property is a single tenant, fully-leased building located near the Interstate 29 Tea exit. The building is 21,360 square feet on the northwest corner of 98th Street and Henry Avenue on a lot that is a little over an acre in size. The tenant is Team Allied Distribution. The triple net lease currently runs through December 31 of 2018, with an option to extend for an additional two years. This offering is subject to a right of first refusal by the tenant.

**47072 98<sup>TH</sup> STREET**  
**SIoux FALLS, SD 57108**  
**FOR SALE | \$1,195,000**

- **Square Footage:** 21,360
- **Zoning:** I-1 Industrial
- **Year Built:** 1979 with 1992 add.
- **Legal Description:** Lot 5, Block 3, Morton's
- **Cap Rate:** 7.13%
- **MLS Number:** 21703021



**MIKE HAUCK, JD**  
BROKER / OWNER

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