

# ACCORD

## COMMERCIAL TEAM



101 N. Harlem Ave., Sioux Falls SD

For Sale: \$2,650,000

For Lease: \$5.25 per sq.ft. NNN

Building Size:	45,646 sq. ft.
Lot Size:	6.57 acres
Year Built:	1996
Construction:	Steel frame, metal skin
Parcel #:	64465
Taxes:	\$44,472.54
Zoning:	I-1 Industrial
Sidewall Height:	24 feet
Dock Doors:	3

This is a very nice industrial building originally built as a 195' X 150' distribution warehouse in 1996 with subsequent 80' X 150' addition constructed in approximately 2005. In addition to the warehouse space, the building features office space (114'8" X 41') on the main level with an equal amount of office / storage space on a second level. The building is offered for sale at \$2,650,000 or for lease at \$5.25 per square foot NNN. This building features in-floor heat in most of the warehouse space (except the addition which has unit heat), an air exchanger, three enclosed dock high doors, two exterior semi loading docks, six 20' X 14' overhead grade level doors (4 of which are in same bay providing two truck drive-through capacity) as well as a 10' X 10' overhead grade level door, nicely appointed office space with private offices, work areas, break room, rest rooms, a warehouse office and rest room, internal automatic overhead doors between the bays, a sprinkler system, floor drains and extra land to the west for expansion or development. This property is currently leased by Dakota Beverage and will become available on May 1, 2014 (or possibly sooner). Please contact listing broker for showing instructions as tenant is operating in this space.



[www.TheAccordTeam.com](http://www.TheAccordTeam.com)



605 [ 359.8430 office  
271.8354 fax

PO Box 1422  
Sioux Falls SD 57101-1422

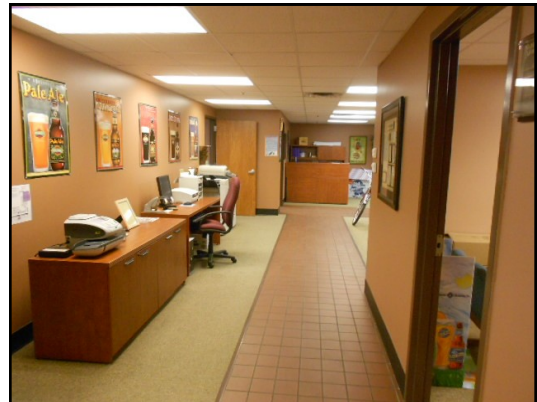


**MIKE HAUCK, JD**  
COMMERCIAL BROKER  
mhauck@TheAccordTeam.com  
605.359.8430

Information herein deemed reliable, but not guaranteed.



101 N. Harlem Avenue  
Sioux Falls, SD  
\$2,650,000 For Sale  
\$5.25 per sq.ft. For Lease



605 359.8430 office  
271.8354 fax

PO Box 1422  
Sioux Falls SD 57101-1422