

# FOR LEASE

## PROPERTY INFORMATION

**Address** | 4601 N. Cliff Ave.  
Sioux Falls, SD 57104

**Property Type** | Commercial/Industrial  
**Land Available** | Large shared backlot  
**Available Sq. Ft.** | +/- 5,160 sq.ft  
**Lease Terms** | \$5 sq.ft.



## PROPERTY OVERVIEW

Lease Available for 5,160 sq.ft +- of 8,760 sq.ft. building. Located on recently rebuilt Cliff Ave. with +-13,000 cars going by per day. New roof and asphalt parking lot. Large fenced shared outside storage available, total lot size is 1.87 acres +-. , separate metered natural gas and electricity, internet/phones. Lessee also responsible for garbage, snow removal and mowing. Water is paid by Owner.

## CONTACT INFORMATION

**Mark Luke c: 605-351-1289 mark@markluke.com**

**Mark Luke Real Estate, LLC | Structured Success**

MARKLUKE.com | 4603 N. Cliff Ave., Sioux Falls, SD 57104

p 605-370-6770 | f 605-370-6607 | e info@markluke.com

## PROPERTY DETAILS

Shop/ warehouse/storage is approximately 5365 sq.ft., has 200 amp 3 phase service and is heated. Overhead ground high doors include: 1- 14' x 14', 1- 10'x 9'8" and 1- 10'x 8'.

Legal Description: 4601 N. Cliff Ave. Sioux Falls, SD 57104, Tracts 10 & 11 of Benson's Tracts, Minnehaha County, Sioux Falls, South Dakota.

Call for Appointment.

Information Contained herein deemed reliable, but not guaranteed. Owner is a licensed real estate agent.