

FOR LEASE

PROPERTY INFORMATION

Address | New Construction

47218 Schweiger Circle
 Sioux Falls, SD 57107
 East of Renner I-29 Exit

Property Type | Commercial/Industrial

Land Available | Large shared backlot

Available Sq. Ft. | +/- 5,000 sq.ft or 5-20'x50' bays

Zoned I1

Lease Terms | \$1000 bay/month.

PROPERTY OVERVIEW

Lease Available for 5,000 sq.ft.

New construction building gives the opportunity to lease one of 5- 20' x 50' bays or any combination up to 5,000 sq.ft., available spring of 2021.

Located on paved roads less than a mile east of the I-29 Renner exit.

Large shared outside truck parking storage available.

Separate metered electricity, water/sewer, internet/phones.

Building Owner pays for heat through shared in-floor waste oil heat!

Lessee also responsible for garbage.

Snow removal and mowing by building owner.

Only two miles to the Sioux Falls Industrial Park



1 Southwest Perspective

A3.0 Perspective View

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 5000 sq.ft., has 200 amp 3 phase service and is heated. Overhead ground high doors include: 1- 14' x 14'. One walk thru door per bay, not shown. One standard ADA bathroom per bay included.

Legal Description: 47218 Schweiger Circle, Sioux Falls, SD 57107,

Lot 8 Northwestern Industrial Park W1/2N1/2NW1/4 18 102 49, Minnehaha County, Sioux Falls, South Dakota

Call for Information.

Information Contained herein deemed reliable, but not guaranteed.



1 Southwest Perspective

Project Name: [REDACTED]
 Project No.: [REDACTED]
 Date: [REDACTED]
 Scale: [REDACTED]
 Drawing No.: [REDACTED]

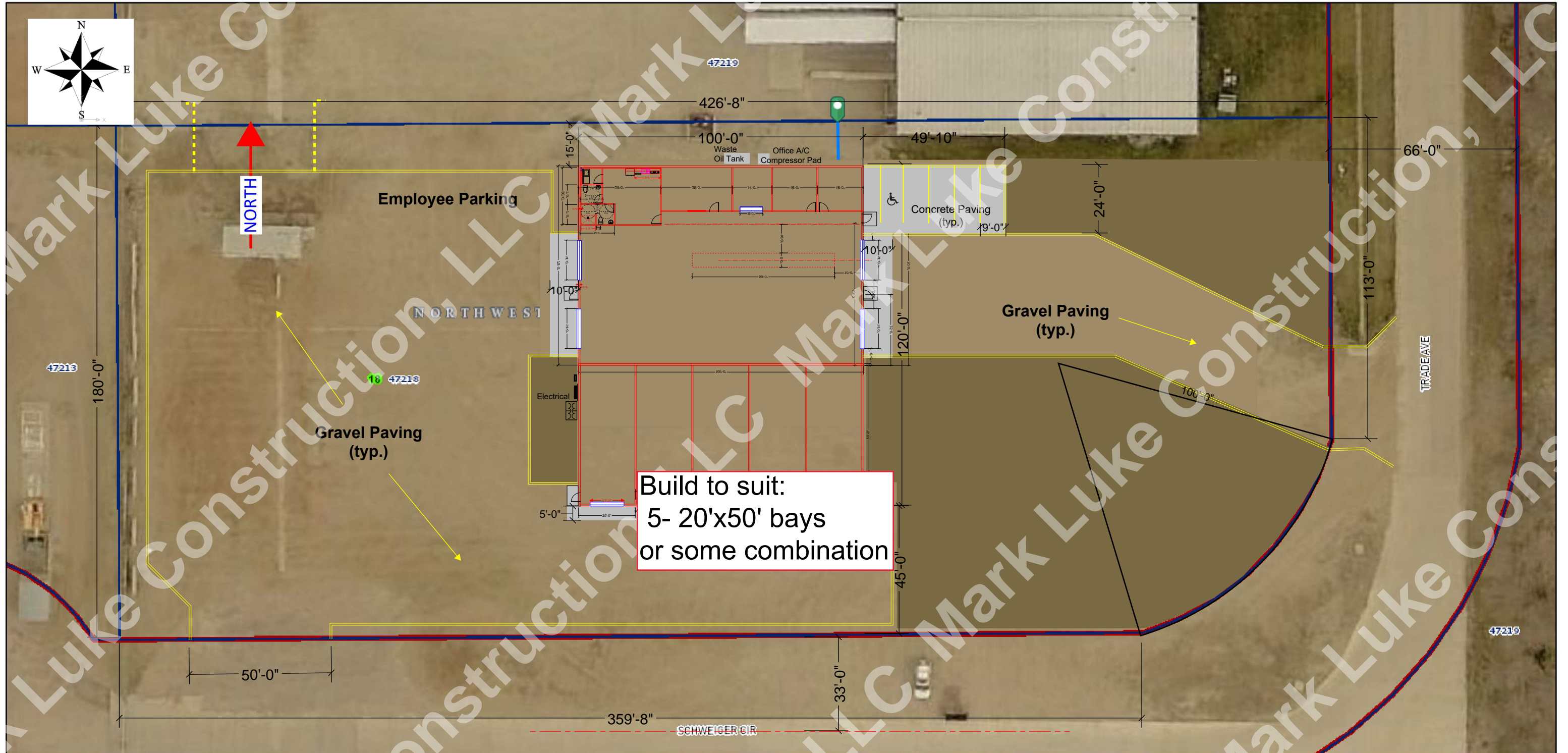
Perspective View

A3.0

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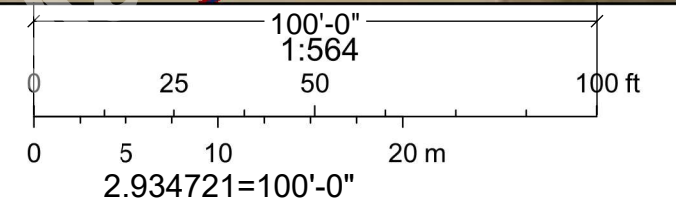


Map



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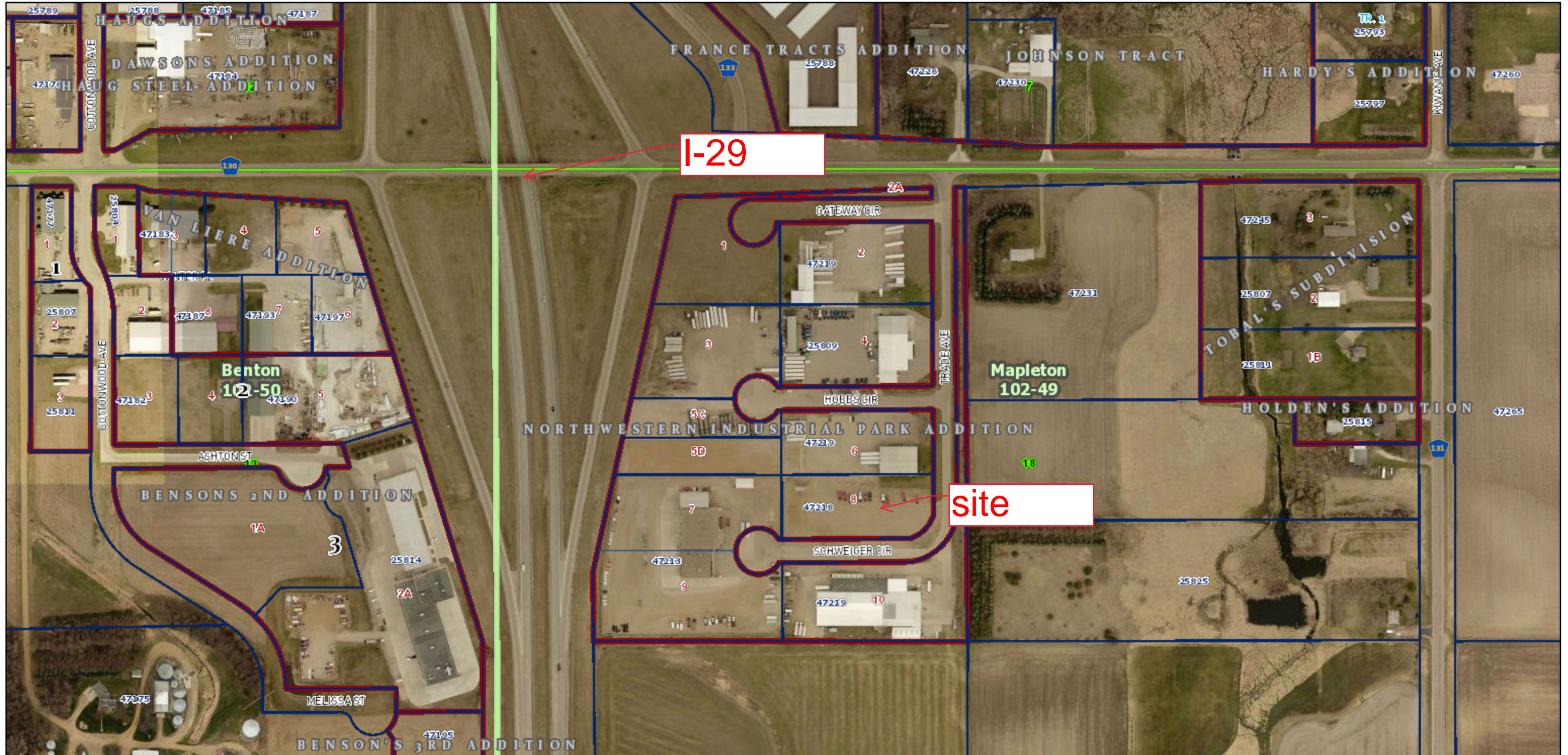
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|--------------|------------------|---------------------|----------------|
| County Tract | County Additions | County Parcels | Municipalities |
| County Lot | County Tax Lines | Parcels | Section |
| County Block | PLAT | Standard Tax Parcel | Townships |
| | TAXLOT | Condo or Suite | |



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, Ordnance Survey, Esri, OpenStreetMap contri

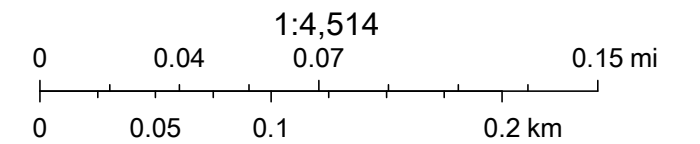
MARKLUKE
CONSTRUCTION
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PROJECT MANAGER
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Map



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Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, City of Sioux Falls, Minnehaha County GIS