

FOR SALE



NORTH DRIVE LOT

INDUSTRIAL & STORAGE LAND

Bender
COMMERCIAL



2216 N NORTH DRIVE
SIoux FALLS, SD



1.903 AC



\$399,000

- Zoned Light Industrial – Warehouse and Manufacturing
- Improvements include privacy fence, lighting, sod, landscaping, and sidewalk.
- Two (2) concrete slabs – 1,000 SF and 3,000 SF. 10-inch concrete with rebar 1 ft. on center.
- Zoning allows for a number of uses, including outdoor storage.
- Neighboring businesses include Sioux Falls City Street Department, Peschke Trucking, Sioux Falls Crane & Hoist, American Tire Distributors, Weisser Distributing, Beck and Hofer Construction, and Habitat for Humanity.
- West parking lot, shown on page 4, serves the neighboring property at 2212 N North Dr. Seller to record an easement at closing.

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