

**FOR SALE**



# SULLIVANS WAREHOUSE

WAREHOUSE AND OFFICE SPACE

**Bender**  
COMMERCIAL



**3101 NORTH 4TH AVENUE  
SIOUX FALLS, SD**



**137,424 SF**



**\$14,000,000**

- Large warehouse available along North 4th Avenue in north Sioux Falls.
- Nine (9) 10' dock-high doors. Seven (7) with self-levelers.
- One 14' grade-level door.
- 27' clear height, sprinkled.
- 1000 amp, 277/480, 3-Phase Power.
- Warehouse has ventilation cooling system.
- Office space includes reception, open show room and work area, private offices, conference room, break room and restrooms.
- Racking and two garbage compactor are negotiable.
- Ample on-site parking with 122 parking spaces.
- Lot size: 8.39 acres.
- Adjacent 5.00 acres negotiable.

**BRADYN NEISES, SIOR**

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**MICHAEL BENDER, CCIM, SIOR**

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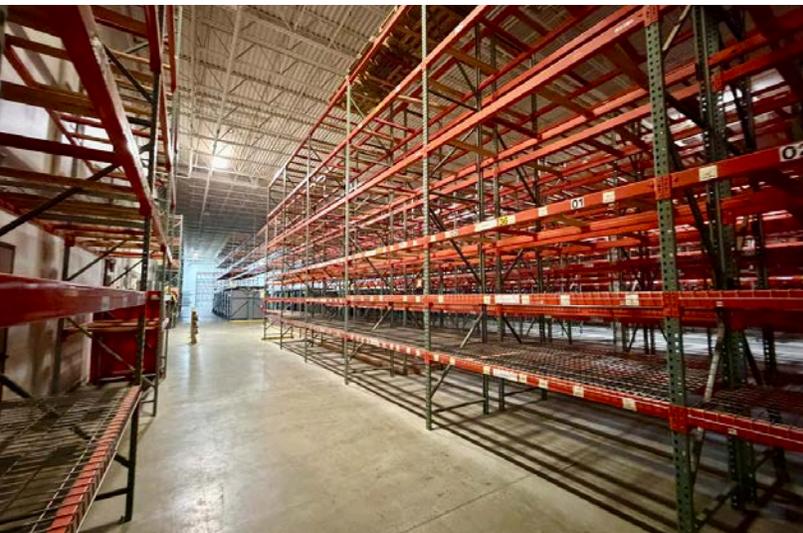
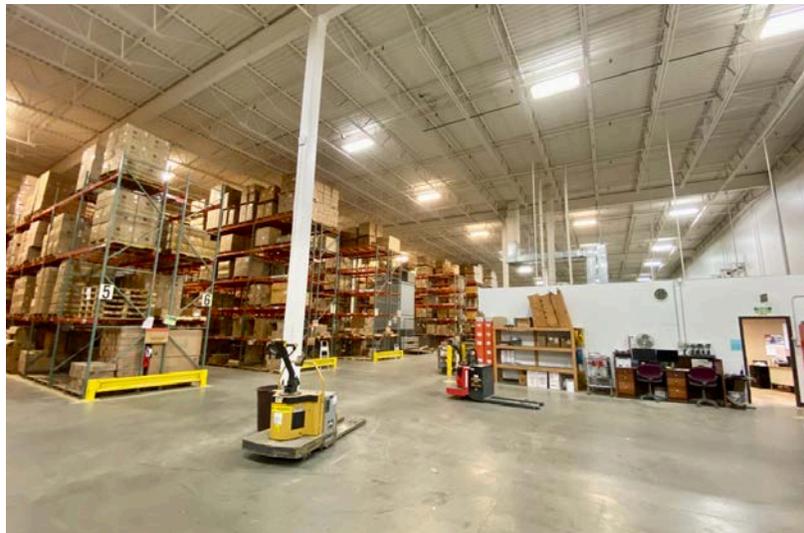
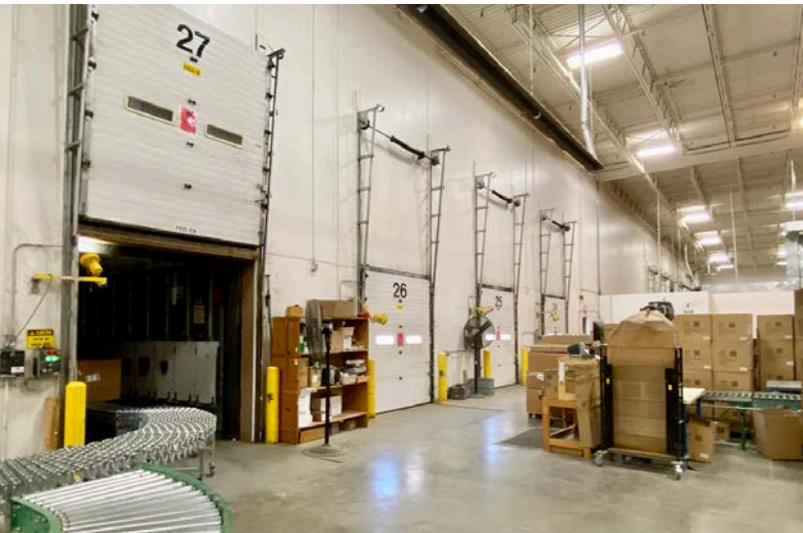
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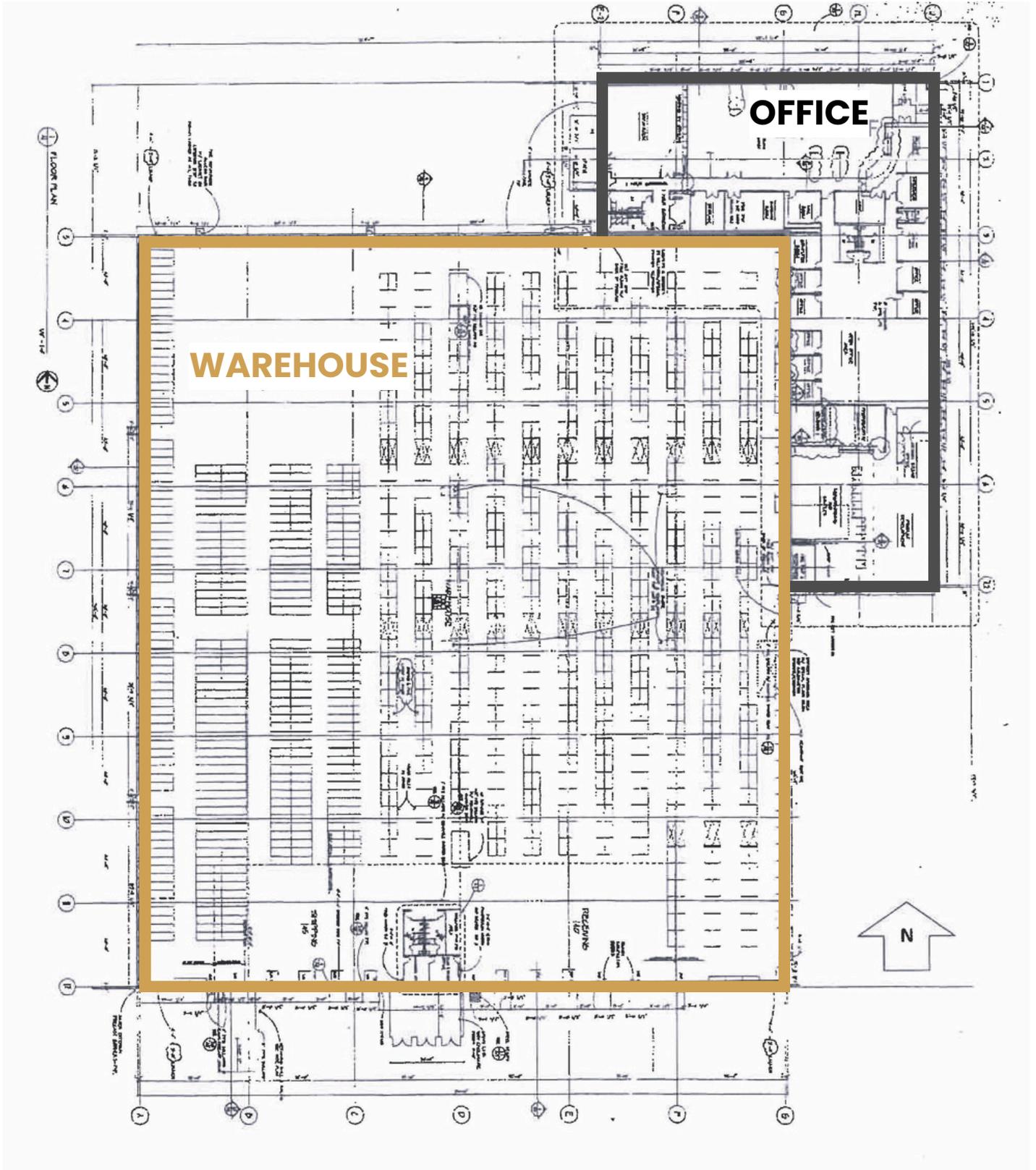
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