

COMMERCIAL CENTER BUILD-TO-SUIT

7520 SOUTH GRAND ARBOR COURT SIOUX FALLS SD 57108

**FOR
LEASE**



Be Part of The Growing South West Sioux Falls



SIZE
1.37 Acres
(59,599 SF)



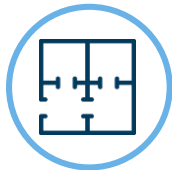
PRICE
Contact Broker



TRAFFIC COUNT
2019 on 85th St
7,300 Cars/Day.



LOCATION
SE Corner of S
Western Ave & W
85th St, in a busy
developing area next
to The Baan Dek
Montessori School &
several new business
& residential
developments.



ZONING
C-4 Commercial,
which includes
professional offices,
medical & dental
clinics, restaurants,
bowling alleys,
mortuaries,
vocational colleges &
others.



NEIGHBORS
The Baan Dek
Montessori, Costello
Compliance, Legacy Law
Firm, Kading, Kunstle &
Goodhope LLP, Three
Fountains One & Three
Fountains Two Office
Buildings, Paradigm
Construction & more.

Information deemed reliable but not guaranteed.

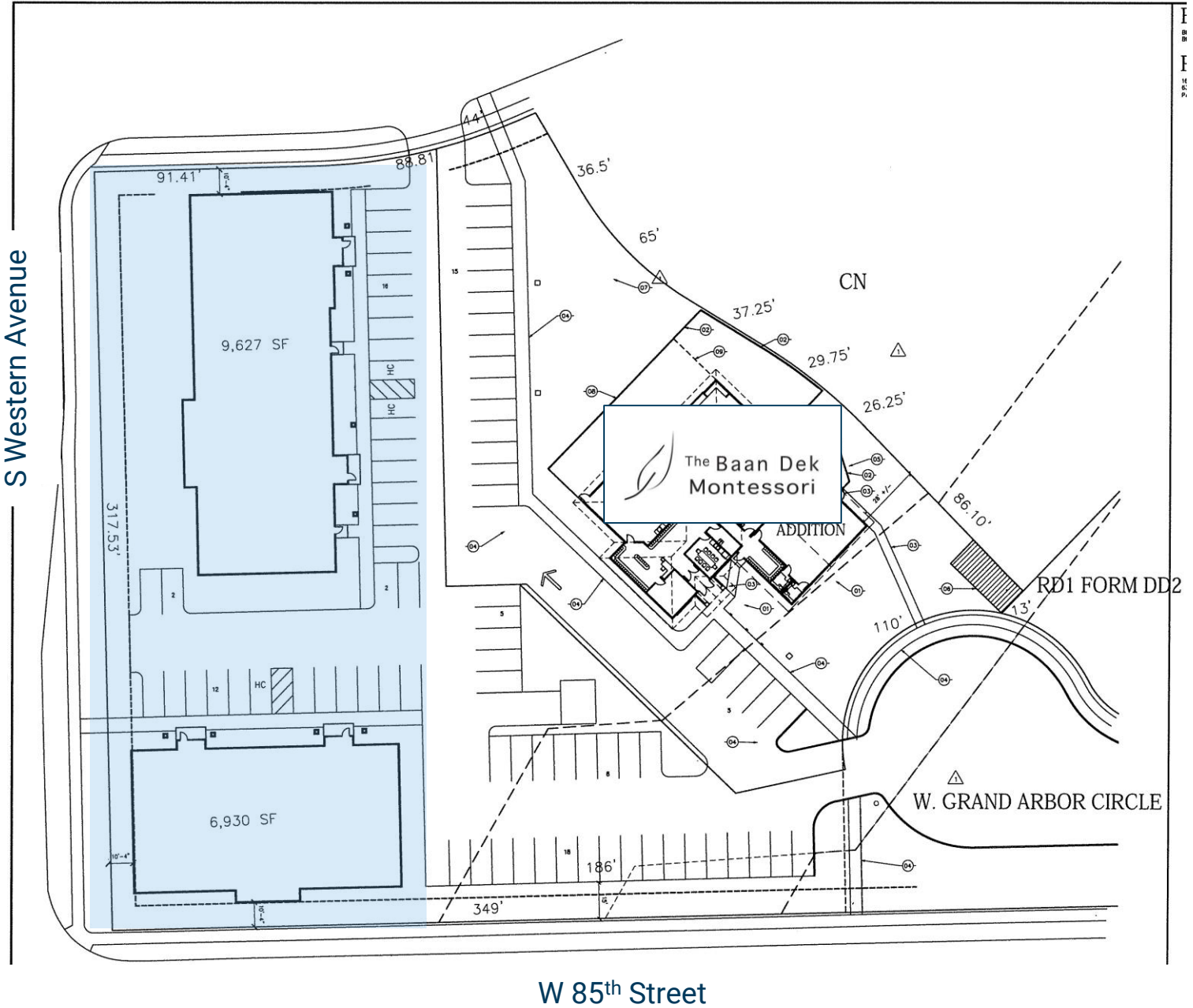


605.361.8211 | VBCcommercial.com

2571 S Westlake Dr #100 Sioux Falls SD 57106

MIKE
VAN BUSKIRK
605.361.8211
mike@vbclink.com

POTENTIAL SITE PLAN



W 85th Street



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AREA MAP

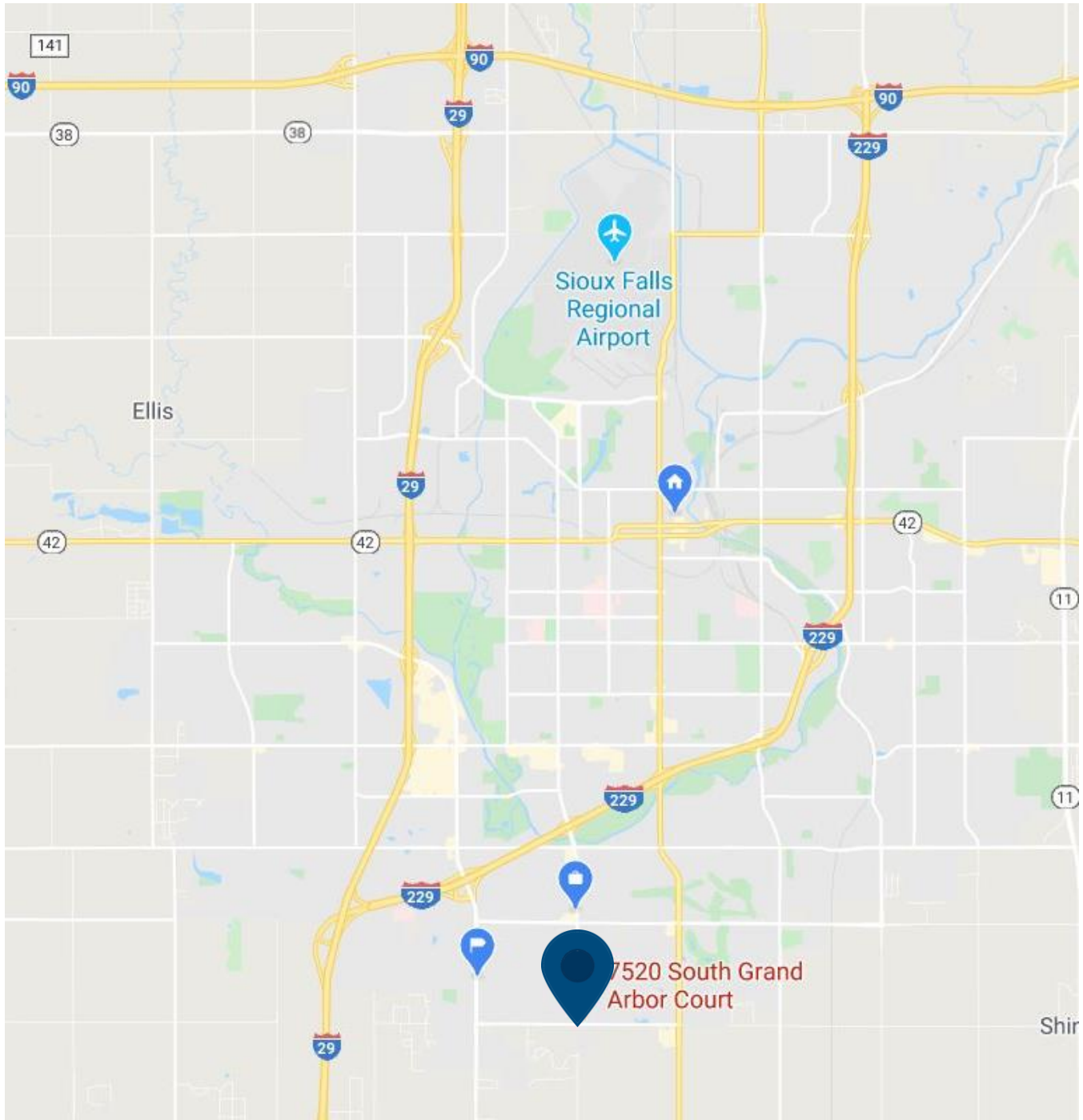


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Sioux Falls City Location Map



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