

**FOR
LEASE**

41ST STREET RETAIL/FLEX SPACE

WAREHOUSE/RETAIL BUILDING NEAR 41ST STREET



3400 SOUTH SHELDON LANE
SIOUX FALLS, SD 57105



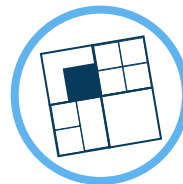
SIZE

10,208 sq. ft.



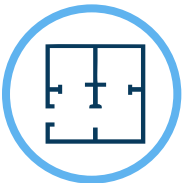
PRICE

\$11 PSF NN
NN Estimated at
\$2.50 PSF
Self CAM



ZONING

RE:3



LAYOUT

Large retail showroom
area with an 18' ceiling,
3 offices, break area and
storage/shop area with
10' overhead door



OCCUPANCY

Fall of 2023



COTENANCY

Best Buy, Scheels, Burger
King, Aspen Dental, Graham
Tire, The First National Bank,
The Western Mall, Dakota
Sports and other 41st Street
hot spots

Information deemed reliable, but not guaranteed.



2571 S Westlake Drive #100
Sioux Falls, SD 57106
605.361.8211 | VBCcommercial.com



605.310.4509
mike.knudson@vbclink.com

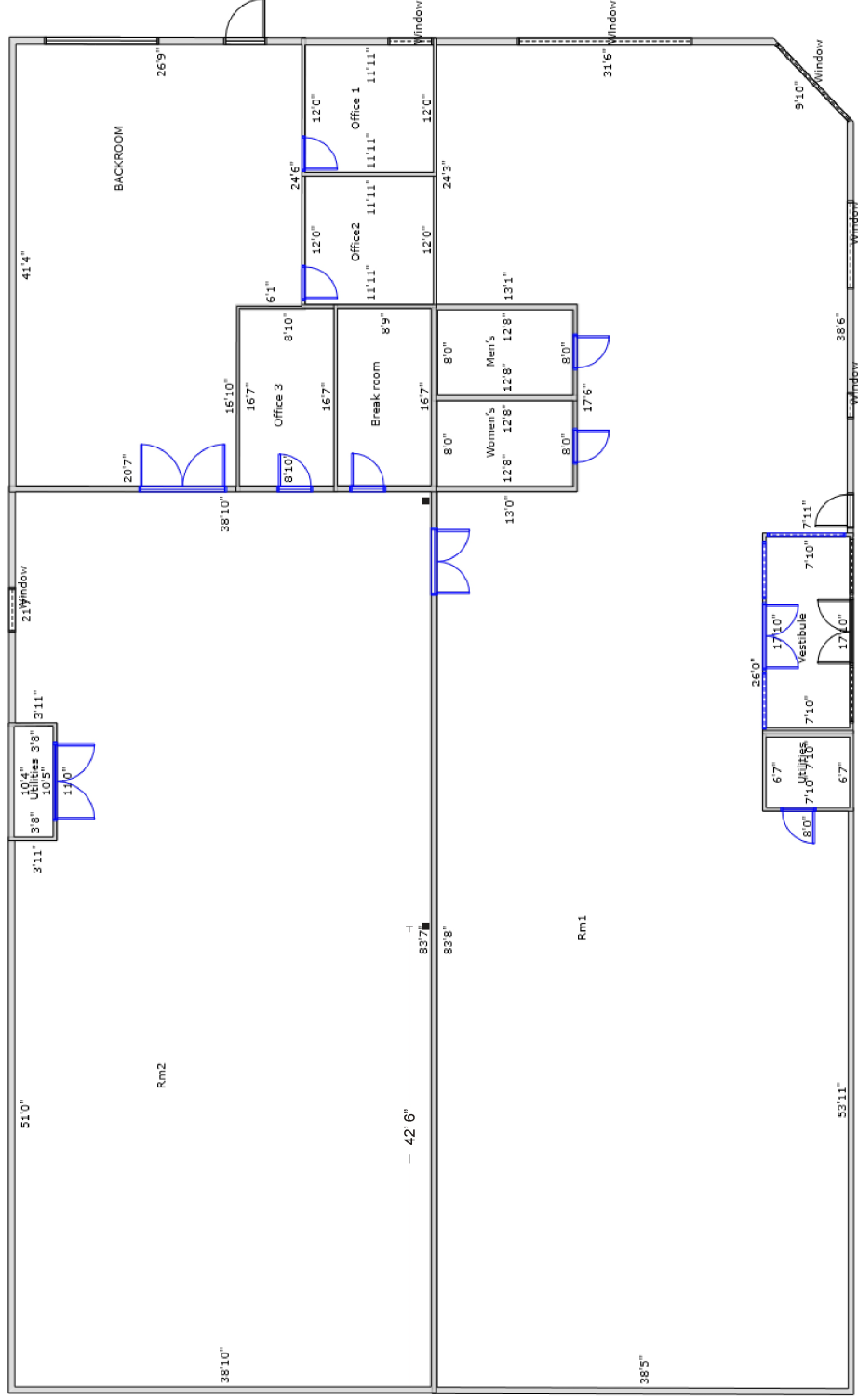
PAV TAIR3V



PARCEL MAP



FLOOR PLAN



PHOTOS: INTERIOR



PHOTOS: INTERIOR

