



TYSDAL SHOP

EAST SIOUX FALLS

FORMER BODY SHOP FOR LEASE

1011 South Stoakes Avenue | Sioux Falls, SD 57110



SIZE

Building: 4,800 sqft
Land: 0.56 acre



PRICE

\$6.50 psf (NN)

Taxes: \$2,025 annually
Ins: \$2,755 annually
Tenant to self-CAM



DETAILS

- North sidewall height: 10'9"
- South sidewall height: 14'9"
- 14' x 14' overhead door
- 9' x 8' overhead door
- New office space to be constructed (September 2025)
- New bathroom to be constructed (September 2025)
- Reznor heat
- Trench drain
- Paint Booth
- Outdoor storage yard
- Adjacent parcel (south) also available for lease



LOCATION

Convenient location on Arrowhead Parkway, between Veterans Parkway and Six Mile Road.



AREA TENANTS

Casey's, Alibi Bar & Grill, ABC Rentals, Uncle Ed's Specialty Meats, Arrowhead Automotive, Jay Egge Automatic Service, Bullseye Custom Cabinetry

Information deemed reliable but not guaranteed.



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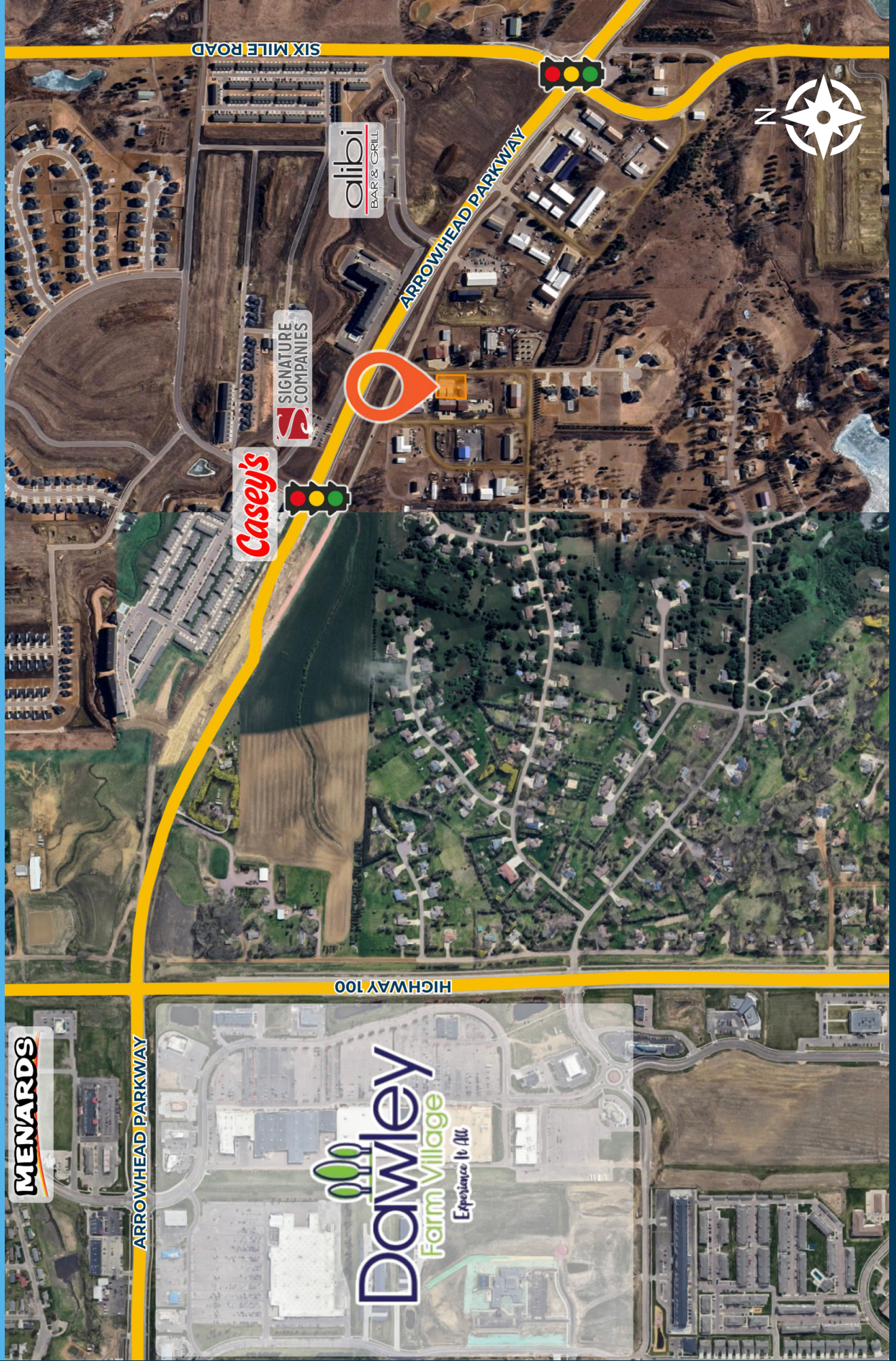
2571 Westlake Drive #100
Sioux Falls, South Dakota 57106



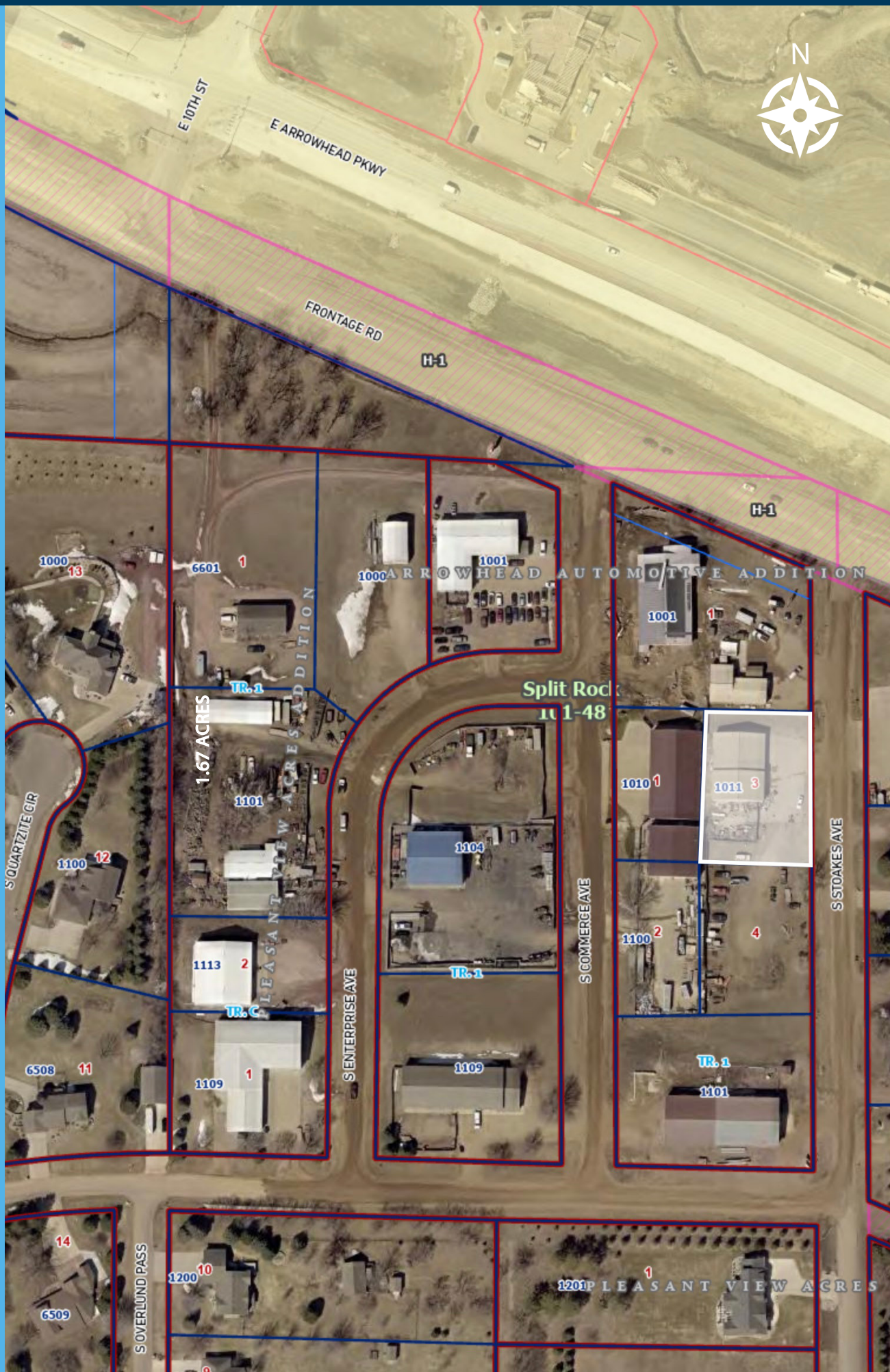
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AREA MAP



PARCEL MAP



PHOTOS

