

# Industrial Land

Dakota Fluid Power  
3409 N. Lewis Ave.  
Sioux Falls, SD 57104

## Land For Sale Or Lease

# PRICE CHANGE



### Property Information

List Price: \$2.75 to \$3.50 sq ft.  
Lease Price: TBD  
Land Size: 9 Acres (Approx.)  
Square Feet: 392,040  
Zoning: I-1 (Light Industrial)  
RE Taxes: \$297.74 ac/yr  
Legal: Contact Agent  
Occupancy: Immediate

### Property Synopsis

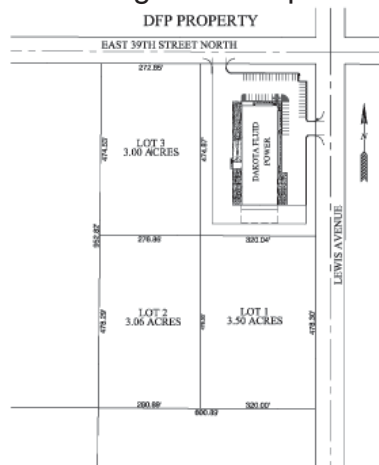
Approximately 392,040 square feet of light industrial zoned land just West of the corner of 39th St. North and North Lewis Ave.

3 + acre parcels

Site is construction ready

Excellent location. Close to interstate system, both I-229 and 90

Neighbors are: Dakota Fluid Power, DakotaLand Autoglass, BSC, Nordica Warehouses, Hanson Pipe, Bandag and Poms Tire



# HAGG

Hagg Properties, LLC

c 605.728.9196

e [steve@haggproperties.com](mailto:steve@haggproperties.com)

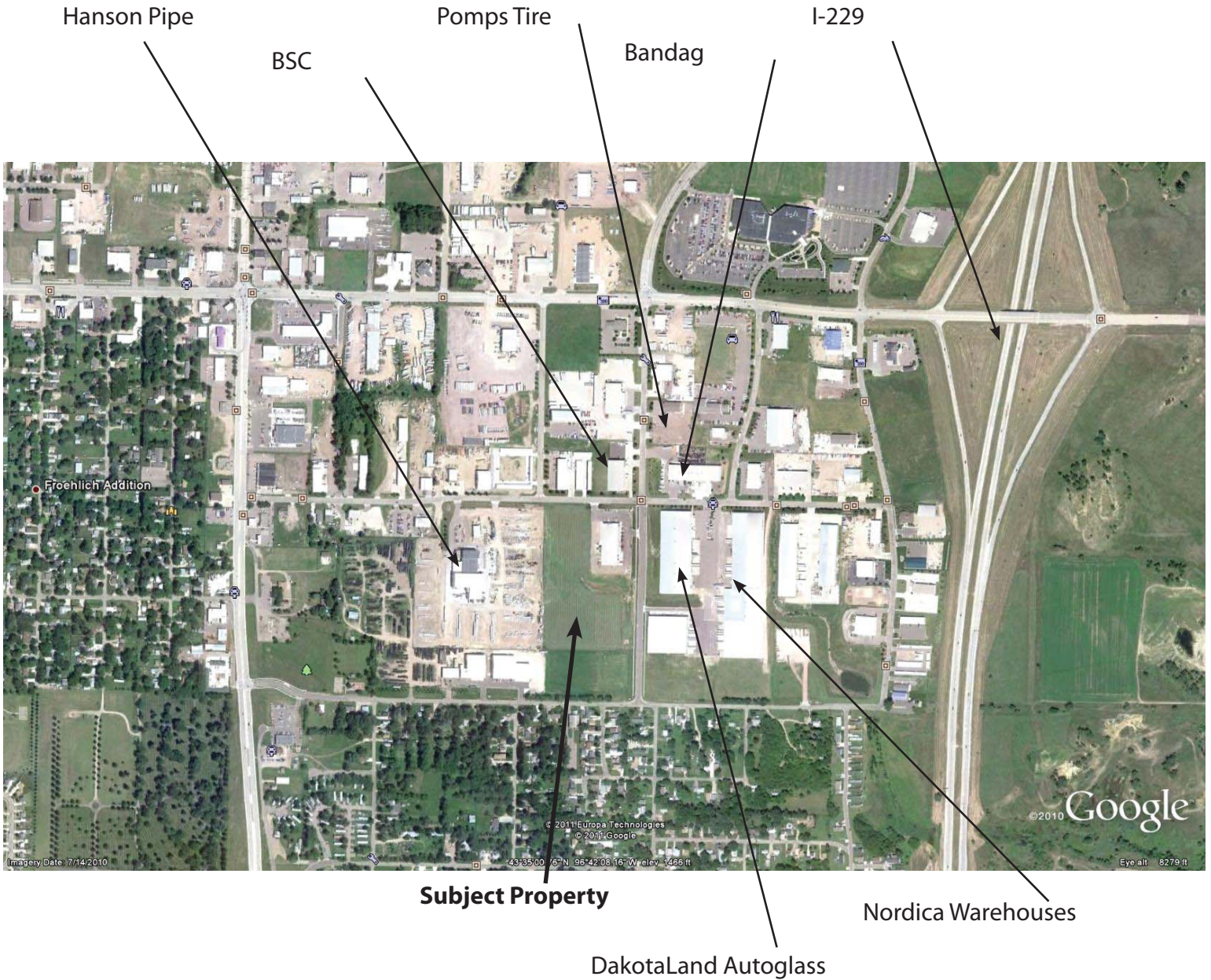
[www.haggproperties.com](http://www.haggproperties.com)

**Steve Natz**

Broker Associate

Sioux Falls, SD   
Rapid City, SD 57701  
601 W. Boulevard

The information contained herein is by either the owner or County Assessor or both. All information is deemed reliable but not guaranteed. Buyer should verify information independently.



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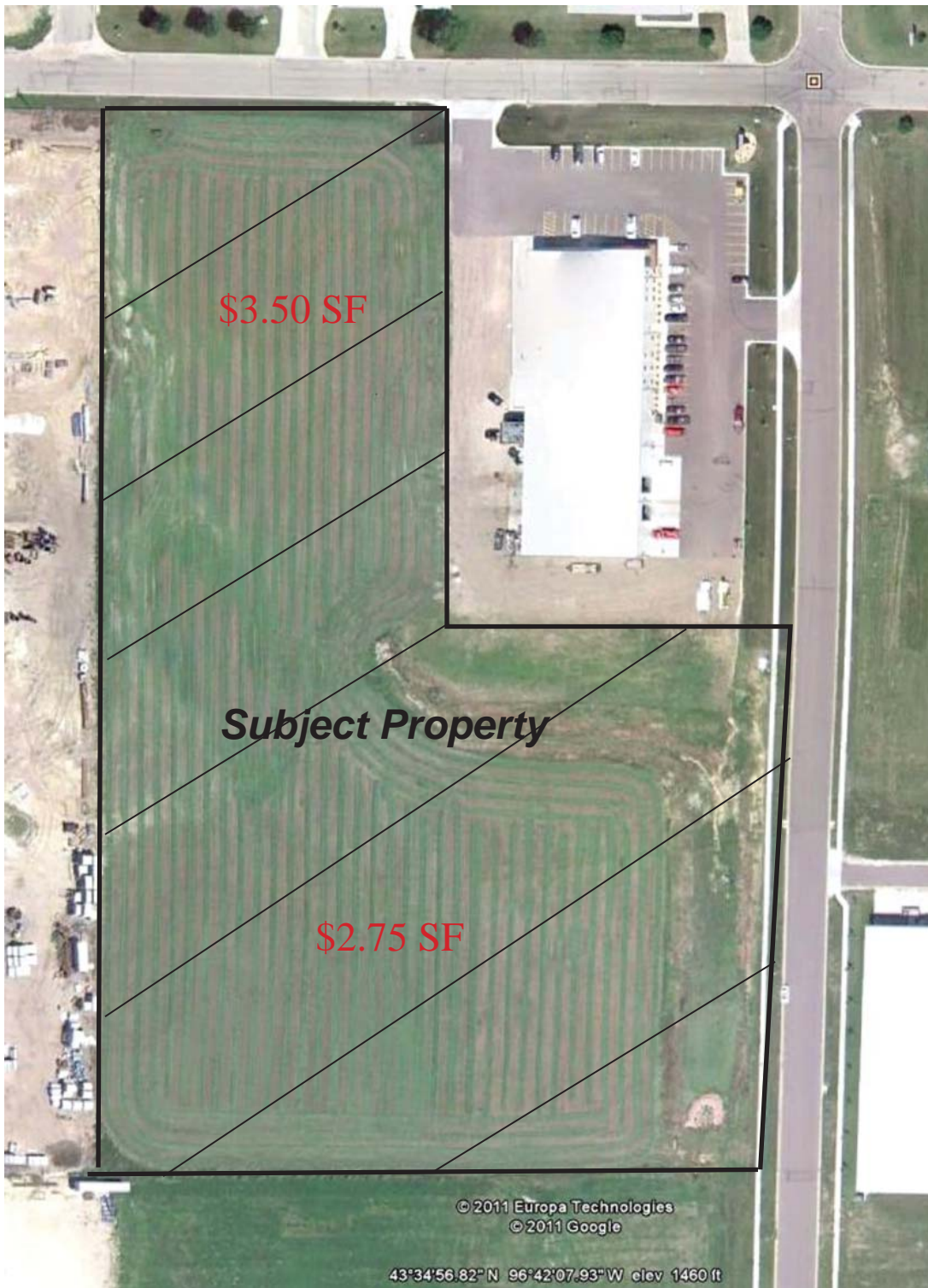
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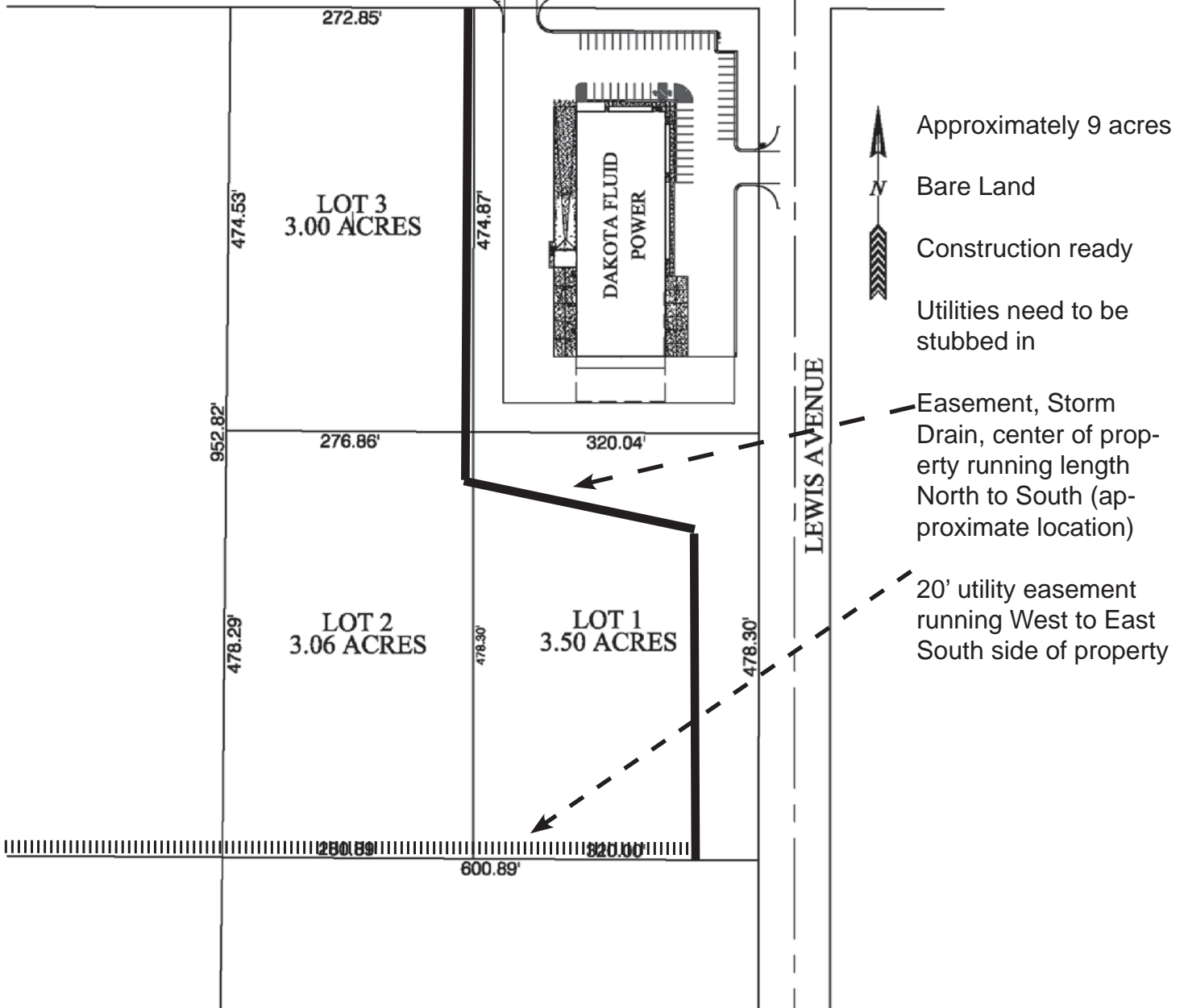
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# DFP PROPERTY

EAST 39TH STREET NORTH



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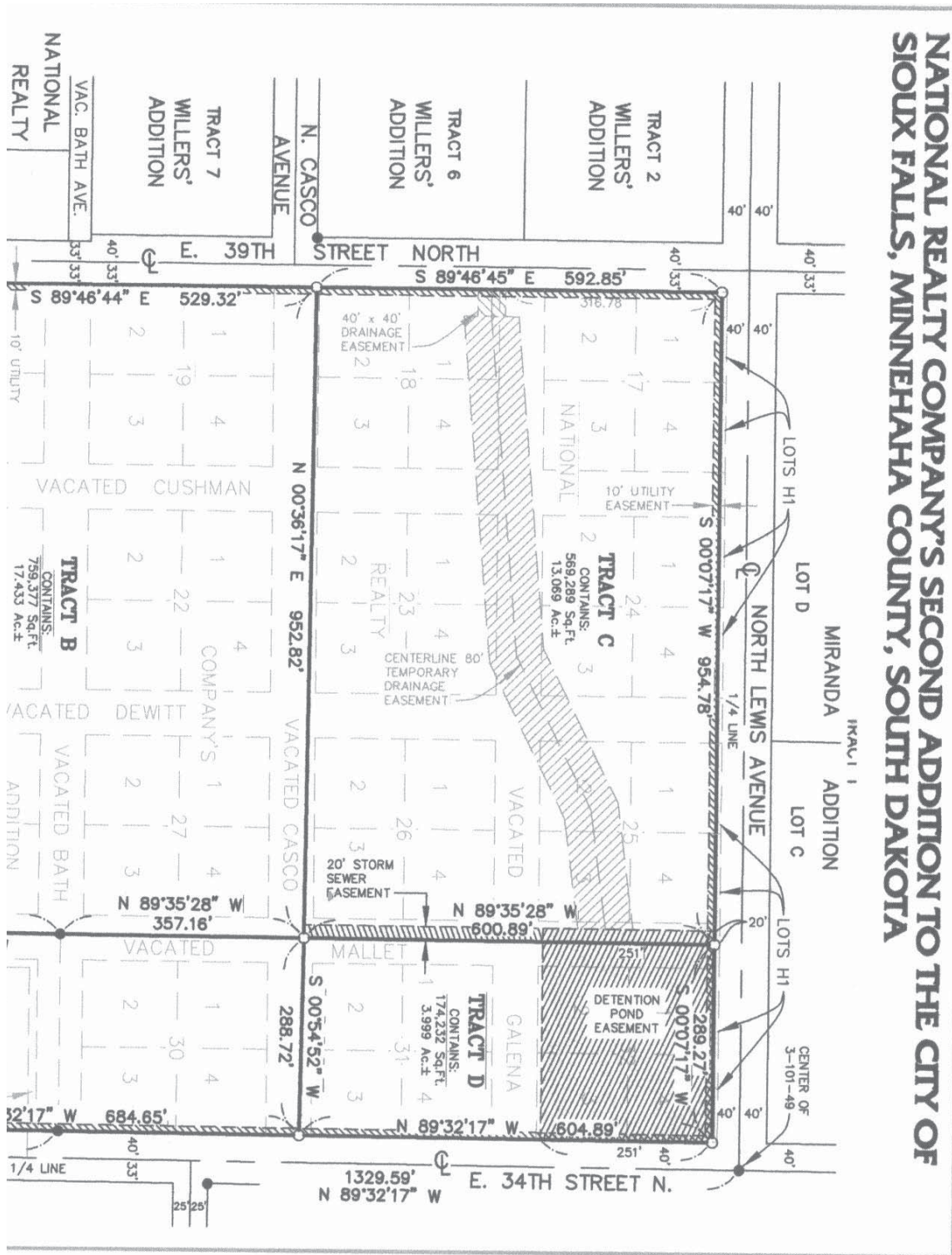
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**NATIONAL REALTY COMPANY'S SECOND ADDITION TO THE CITY OF  
SIOUX FALLS, MINNEHAHA COUNTY, SOUTH DAKOTA**



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