

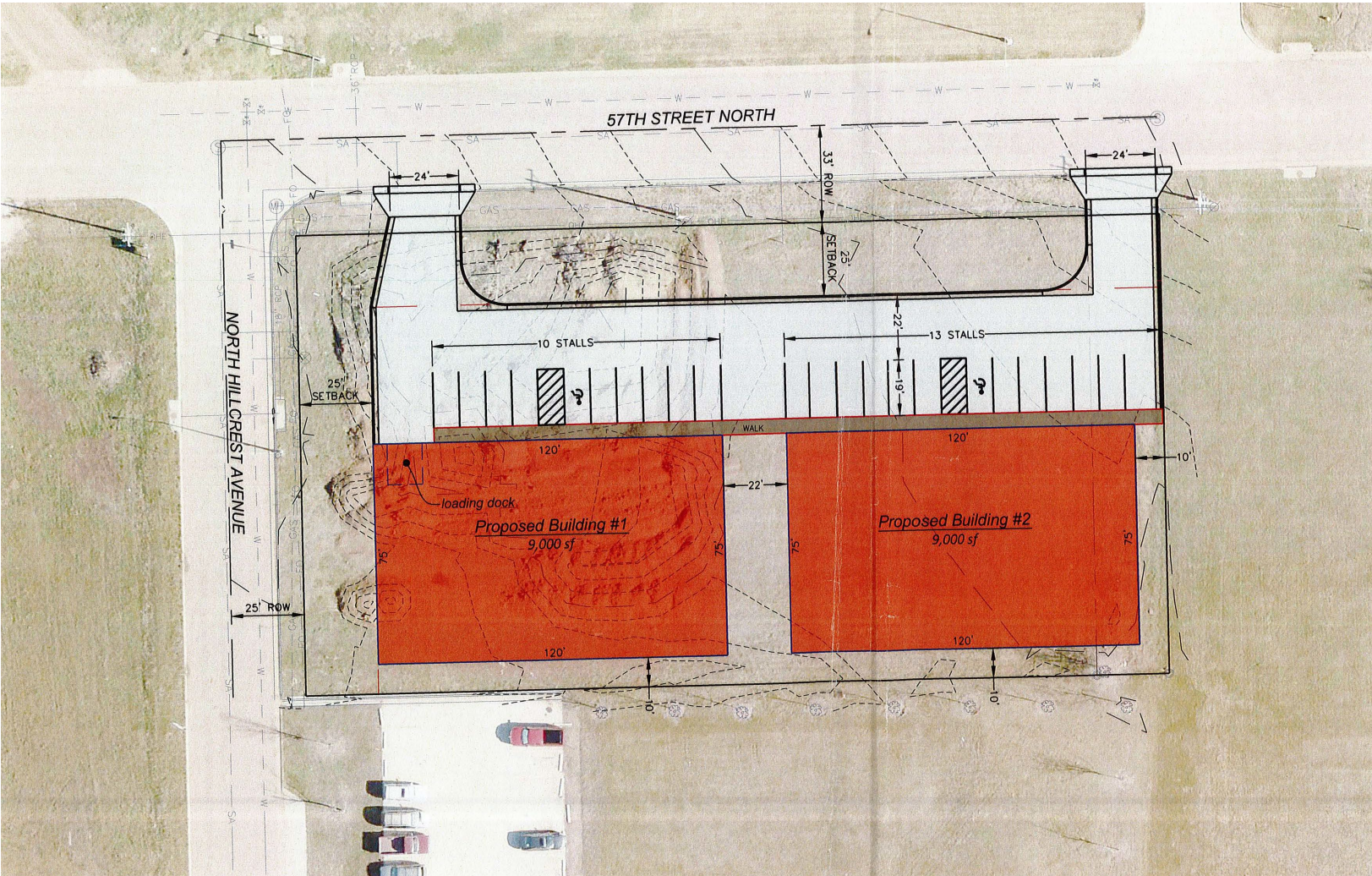
**CASCO BUILD-TO-SUIT**  
**1801 EAST 57<sup>TH</sup> STREET NORTH**  
**SIOUX FALLS, SD**

Real Estate Services

**Bender**  
COMMERCIAL

**FOR LEASE**  
**FLEX SPACE – BUILD-TO-SUIT**

*We open doors.*



**PROPERTY FEATURES:**

- Up to 9,000 sq. ft. (can be subdivided to 4,000 sq. ft.)
- For Lease: \$6.50/sq. ft. NNN
- Zoned I-1 Light Industrial.
- Located near corner of Hillcrest Avenue and East 57<sup>th</sup> Street North.
- Each bay will have an office, restroom and mechanical room.
- Warehouse includes a hanging forced-air natural gas heater, floordrain, and LED lighting.
- 3-Phase, 200 amp, 4-wire 120/208v power.
- Dock and grade-level doors negotiable.
- Easy access to Cliff Avenue, Benson Road, I-90 and I-229.
- Available Fall 2021.

*For More Information, Please Contact:*

**ROB FAGNAN, SIOR**  
rob@benderco.com  
(605) 782-1672





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