

**SWIDEN BUILDING**  
**25759 COTTONWOOD AVENUE**  
**SIOUX FALLS, SD**

Real Estate Services

**Bender**  
COMMERCIAL

**FOR SALE**

**FLEX BUILDING – CROOKS/RENNER I-29 EXIT**

*We open doors.*



**PROPERTY FEATURES:**

- **4,500 sq. ft.**
- **For Sale: \$550,000**
- Land Size: 1.0 acre
- Built in 2002
- Flex space located in established industrial park at the Crooks/Renner I-29 Exit.
- Office area with reception area, one (1) private office and restrooms.
- Fully lined warehouse with trench drain, two (2) 12' and two (2) 14' grade-level doors
- Forced-Air natural gas heat and A/C as well as radiant tube heat.
- Paved and gravel lot.
- Outdoor storage.
- Easy access to I-29.

*For More Information, Please Contact:*

**ROB FAGNAN, SIOR**

rob@benderco.com

(605) 782-1674

**MICHAEL BENDER, CCIM, SIOR**

michael@benderco.com

(605) 782-1662





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