

FRIESSEN 5TH STREET FLEX SPACE
2228 WEST 5TH STREET
SIOUX FALLS, SD

Real Estate Services

Bender
COMMERCIAL

FOR LEASE
FLEX SPACE – CENTRAL SIOUX FALLS

We open doors.



PROPERTY FEATURES:

- **4,464 sq. ft.**
- **For Lease: \$6.75/sq. ft. NNN**
- Zoned I-1 Light Industrial.
- Clean flex space located in central Sioux Falls.
- Two (2) 14'H overhead doors, double pit floordrain, hanging Reznor forced air heater.
- Office area with restrooms.
- Sprinklered.
- Large parking lot.
- Monument signage available.
- Located two (2) blocks from Kiwanis Avenue providing easy access to 12th Street, Madison Street and I-29.
- Contract broker for access.

For More Information, Please Contact:

BRADYN NEISES

bradyn@benderco.com

(605) 782-1682

DOUGLAS BROCKHOUSE, SIOR

dbrock@benderco.com

(605) 782-1664

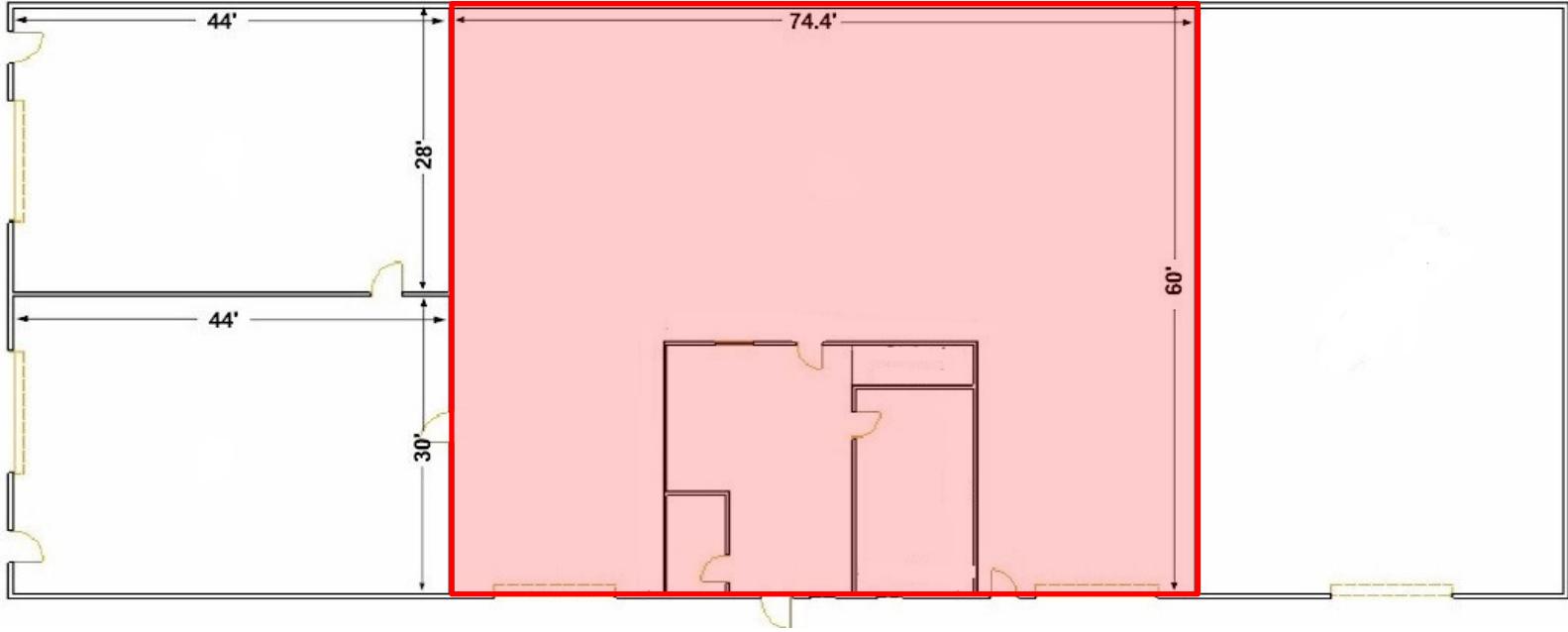


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L-2108

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*Per Owner and/or County Assessor's Office. Lessee should verify independently. Information herein deemed reliable, but not guaranteed.

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