

**NATIONAL AVENUE SHOP SPACE  
3904 NORTH NATIONAL AVENUE  
SIOUX FALLS, SD**

Real Estate Services

**Bender**  
COMMERCIAL

**FOR LEASE  
SHOP/FLEX SPACE – NORTHEAST SIOUX FALLS**

*We open doors.*



**PROPERTY FEATURES:**

- **4,000 sq. ft.**
- **For Lease: \$5.50/sq. ft. Gross plus utilities**
- Built in 1978.
- Zoned I-1 Light Industrial.
- Office/Shop space located in north Sioux Falls near Benson Road.
- Small office, reception area and restroom. Mezzanine storage.
- Two (2) 14' x 14' drive-thru grade-level doors.
- 3-Phase power.
- Shop has hanging Reznor heat and air compressor.
- Quick access to Benson Road, Cliff Avenue and I-229.

*For More Information, Please Contact:*

**BRADYN NEISES**

bradyn@benderco.com

(605) 782-1682

**DOUGLAS BROCKHOUSE**

dbrock@benderco.com

(605) 782-1664

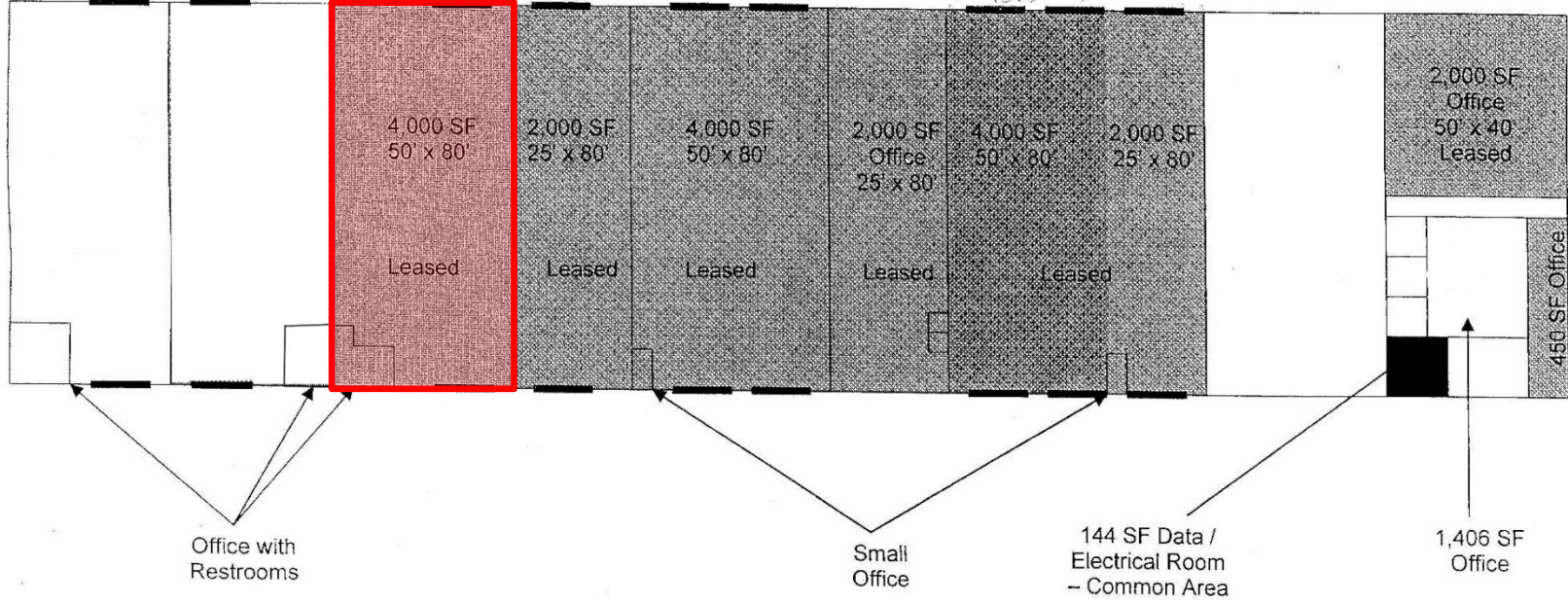


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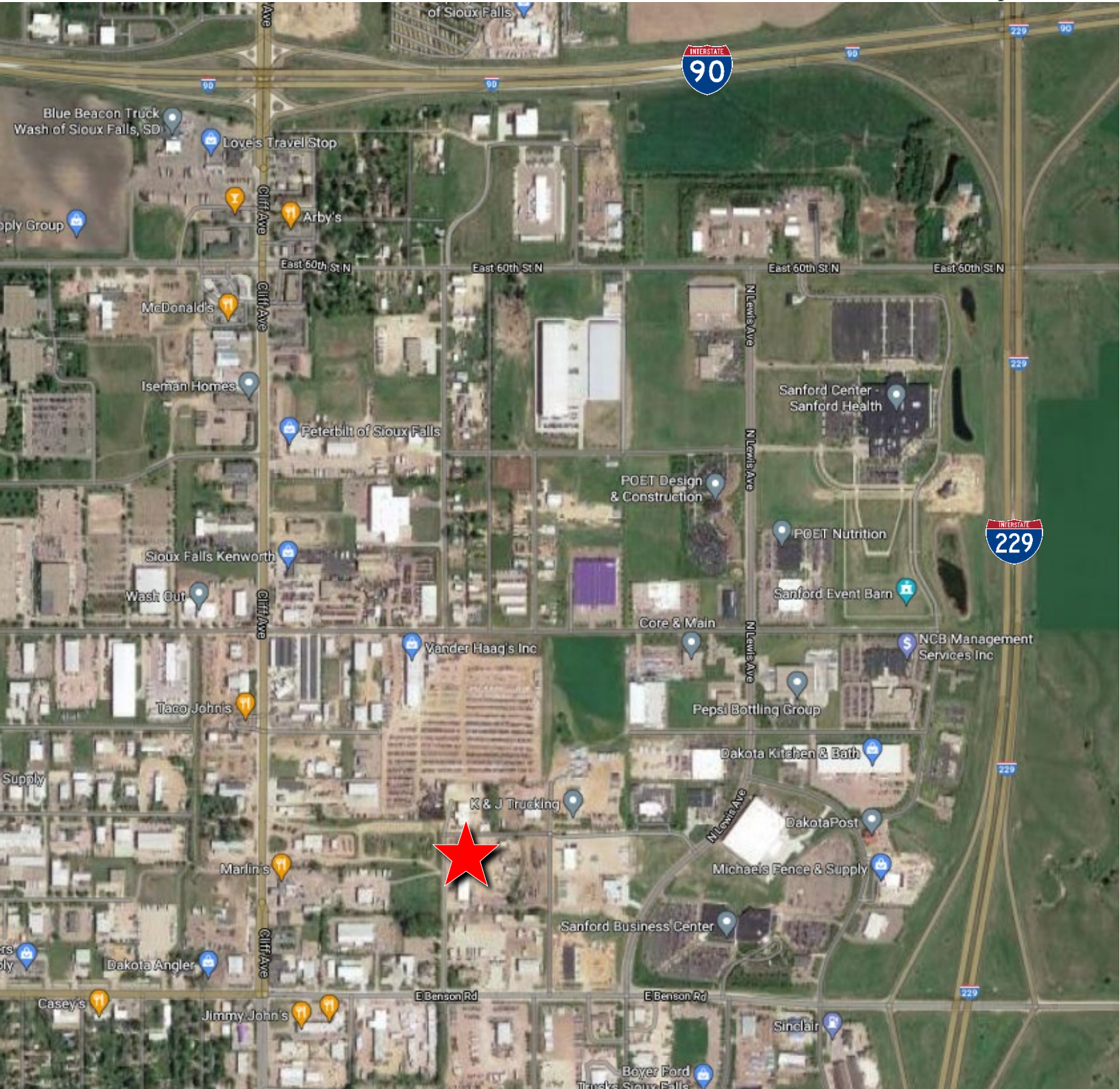


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**305 West 57<sup>th</sup> Street • Sioux Falls, SD 57108 • (605) 336-7600 • [www.benderco.com](http://www.benderco.com)**

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