

**BENSON ROAD & I-229 LAND  
3800 NORTH BENSON ROAD  
SIOUX FALLS, SD**

Real Estate Services

**Bender**  
COMMERCIAL

**FOR SALE  
DEVELOPMENT LAND**

*We open doors.*



**PROPERTY FEATURES:**

- **3.16 acres\***
- **For Sale: \$4.95/sq. ft.**
- Zoned I-1 Light Industrial.
- Located on the corner of Benson Road and I-229.
- Great visibility from I-29.
- South entrance to Sioux Empire Development Park Four Addition.
- Quick access to I-229 and I-90.
- Great site for retail or industrial use.
- Gently sloping topography.
- Site serviced by regional BMP – No on-site retention required.

*For More Information, Please Contact:*

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(605) 782-1663

**MICHAEL BENDER, CCIM, SIOR**  
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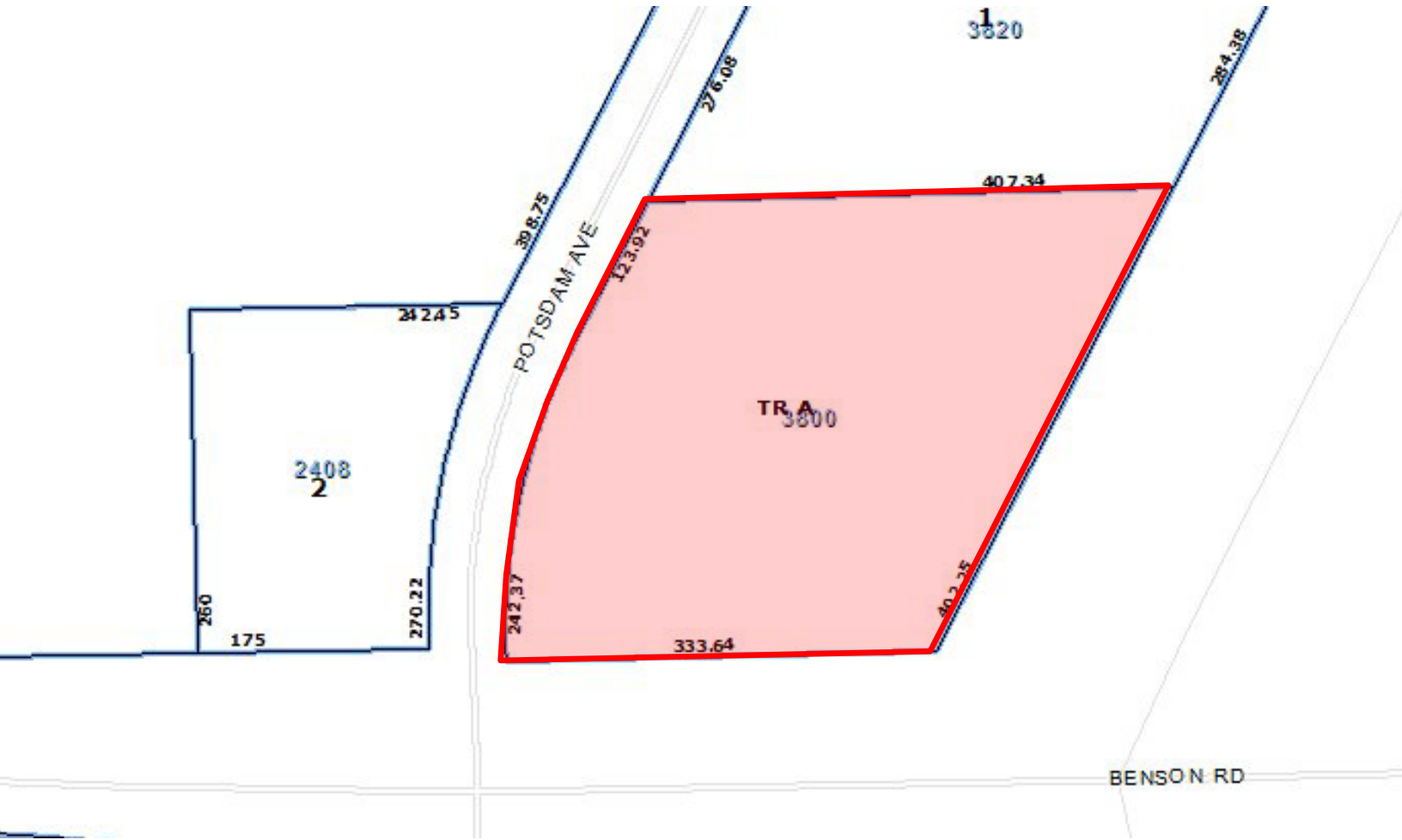


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**SITE**