

FOR LEASE | INDUSTRIAL BUILD-TO-SUIT | 4701 NORTH VELOCITY AVENUE | SIOUX FALLS, SD

VELOCITY AVENUE BUILD-TO-SUIT

BRADYN NEISES
bradyn@benderco.com
(605) 782-1682

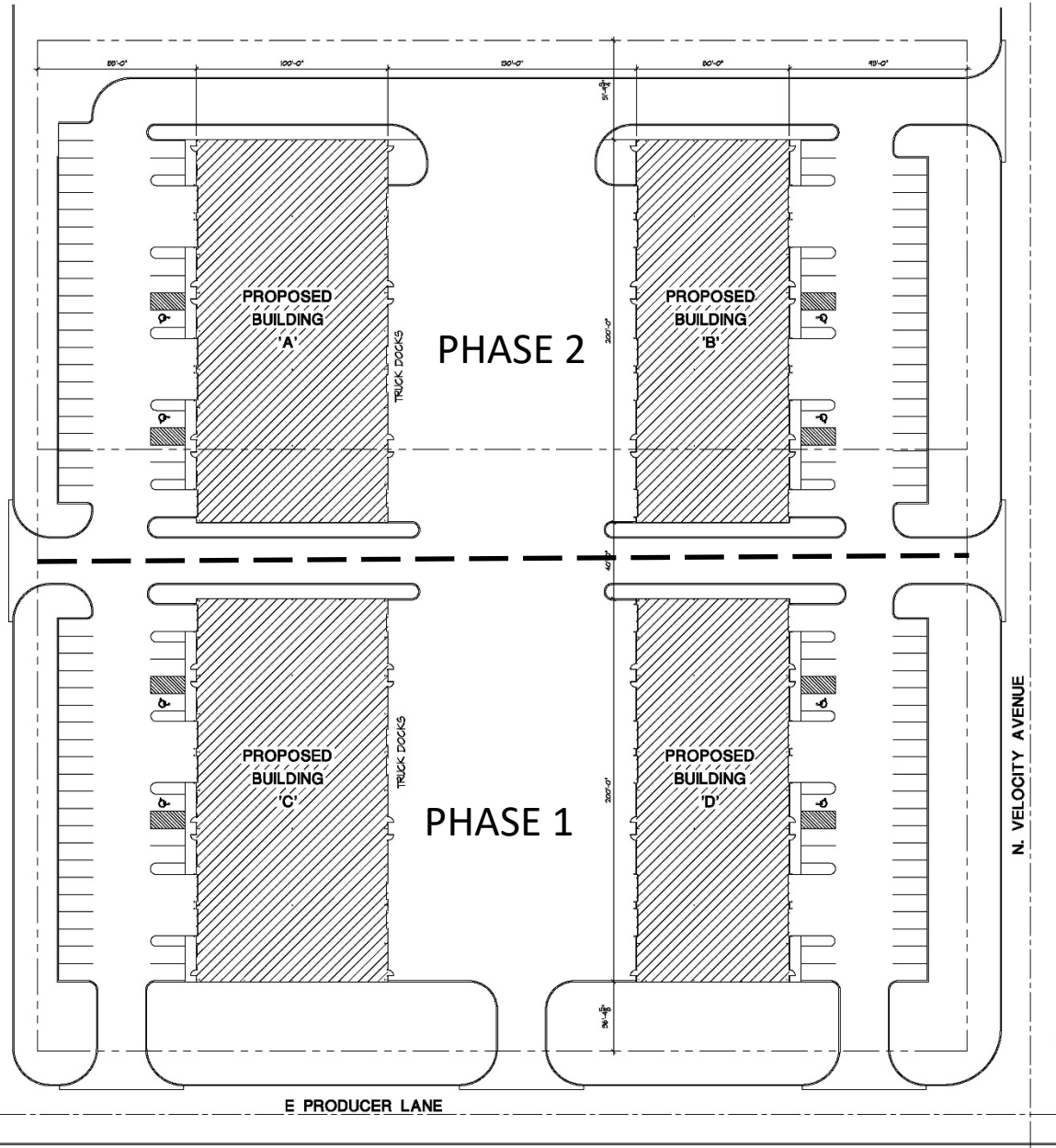
ROB FAGNAN, SIOR
rob@benderco.com
(605) 782-1672

- **Build-to-Suit Industrial Space: 20,000 SF**
- **For Lease: Contact Broker for details**
- Subdividable to 4,000 SF.
- Flex space located on the corner of Producer Lane and Velocity Avenue in Sioux Empire Development Park 8.
- 3-Phase Power. Forced air-heat.
- 28' sidewalls.
- Dock and grade-level doors and office build-out negotiable.
- Easy access to Cliff Avenue, Benson Road, I-229 and I-90 and Veteran's Parkway.
- Phase I: South Buildings – Construction starts Fall of 2022.
- Phase II: North Buildings – Estimated construction 2023.

Bender Commercial Real Estate Services

305 West 57th Street
Sioux Falls, SD 57108
(605) 336-7600
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SITE PLAN

1" = 50'-0"

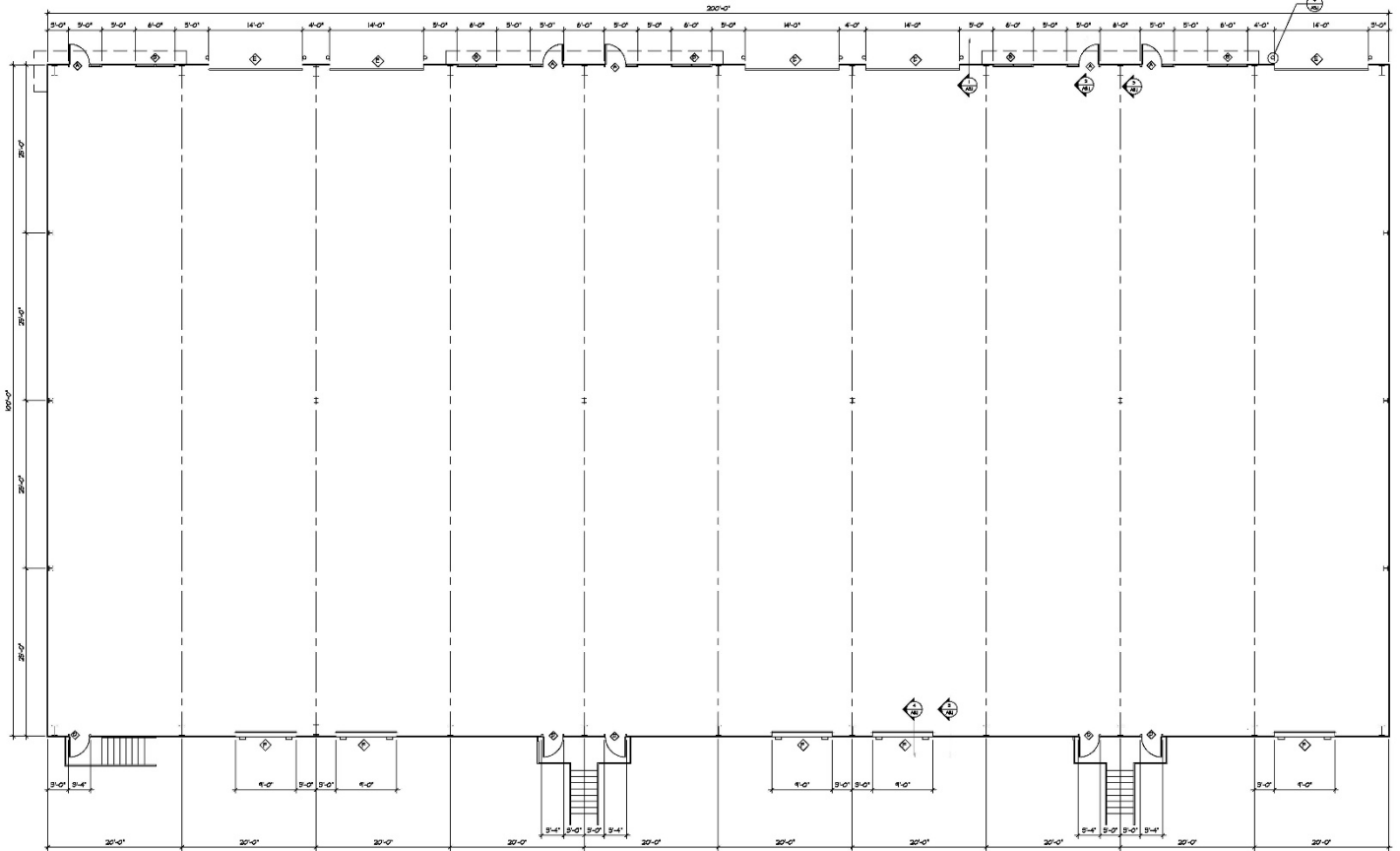


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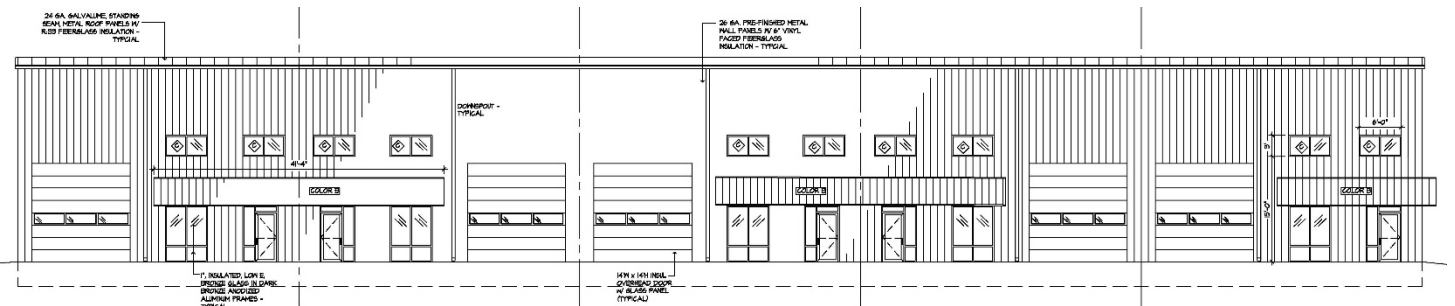
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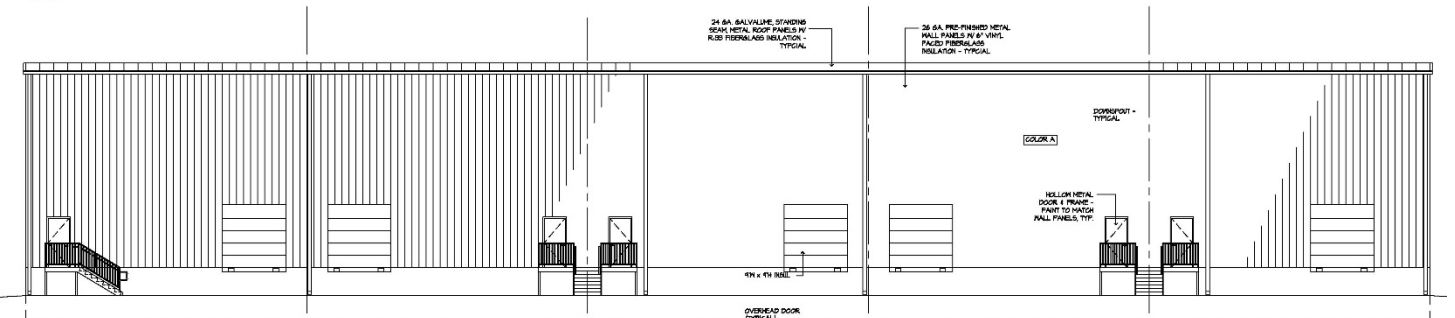
BUILDINGS A & C



FLOOR PLAN BUILDING A
1/8" = 1'-0"



WEST ELEVATION BUILDING A
1/8" = 1'-0"

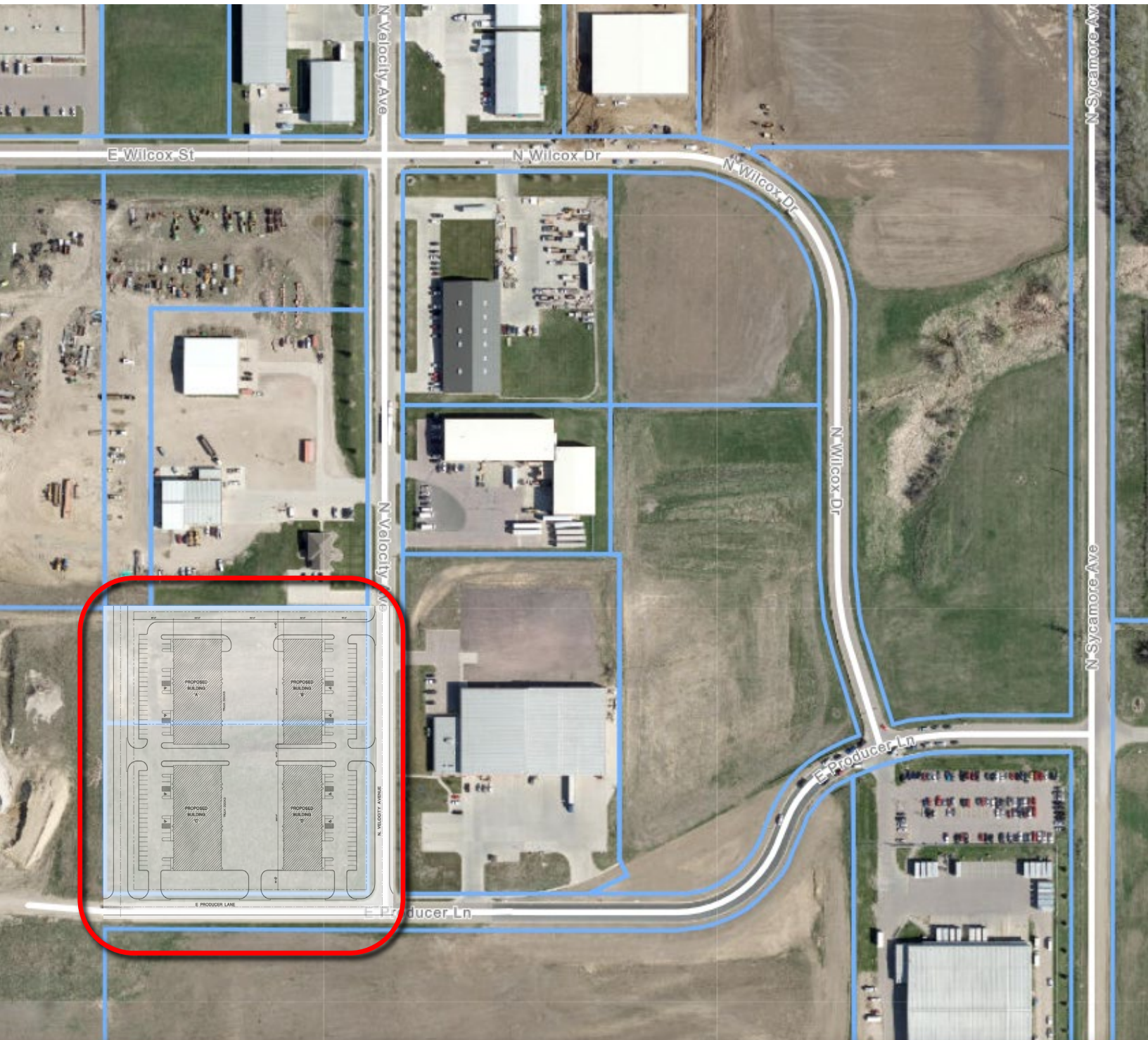


EAST ELEVATION BUILDING A
1/8" = 1'-0"

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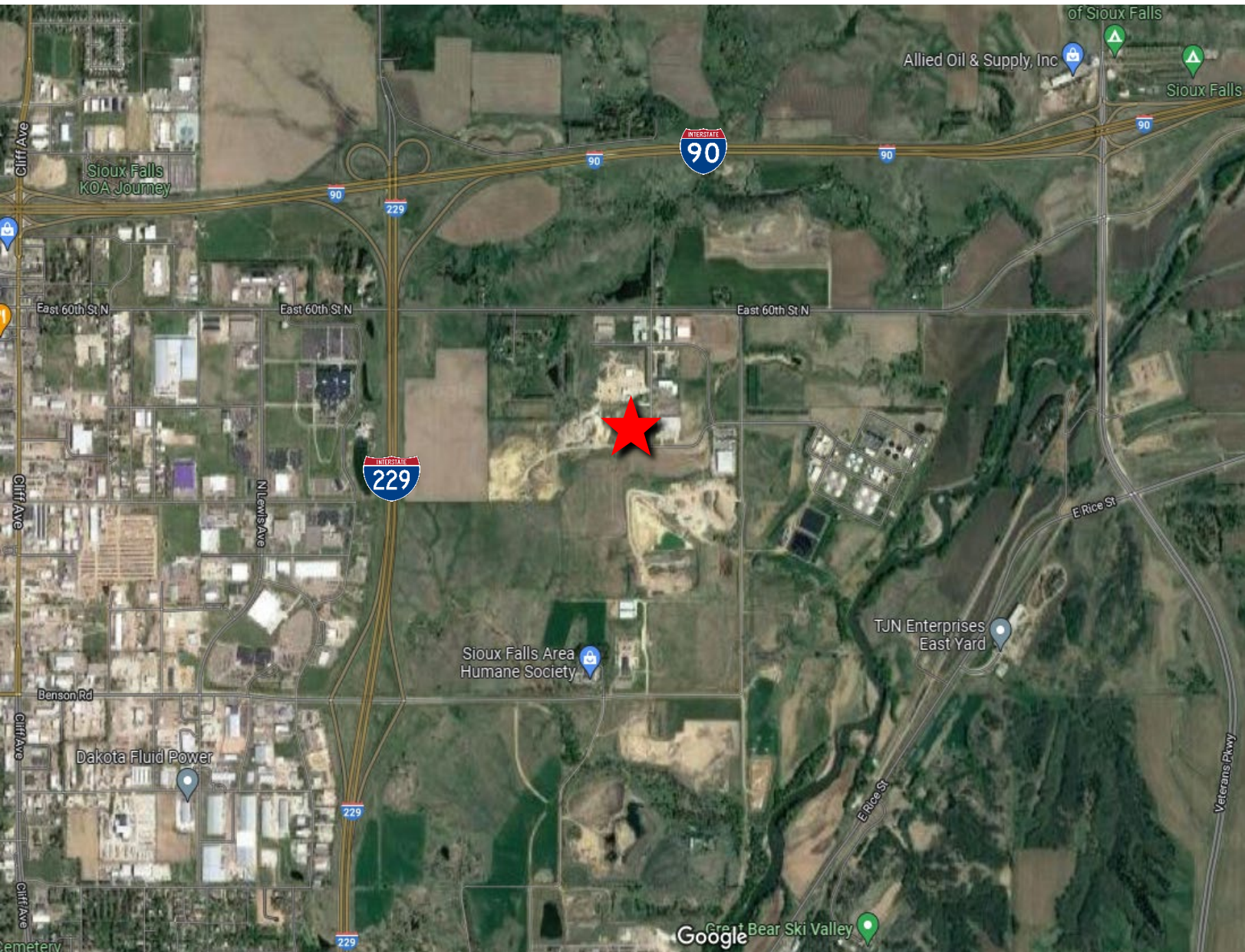
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