

FOR LEASE | INDUSTRIAL / FLEX SPACE | 5204 NORTH ANNIKA AVENUE | SIOUX FALLS, SD

# RUBICON CROSSING

RUBICON  
CROSSING



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ARCHITECTURE • DESIGN

Bender Commercial Real Estate Services | 305 W 57<sup>th</sup> Street | Sioux Falls, SD 57108 | (605) 336-7600 | [www.benderco.com](http://www.benderco.com)

Per Owner and/or County Assessor's Office. Buyer should verify independently. Information herein deemed reliable, but not guaranteed. | ©2022 Bender Companies

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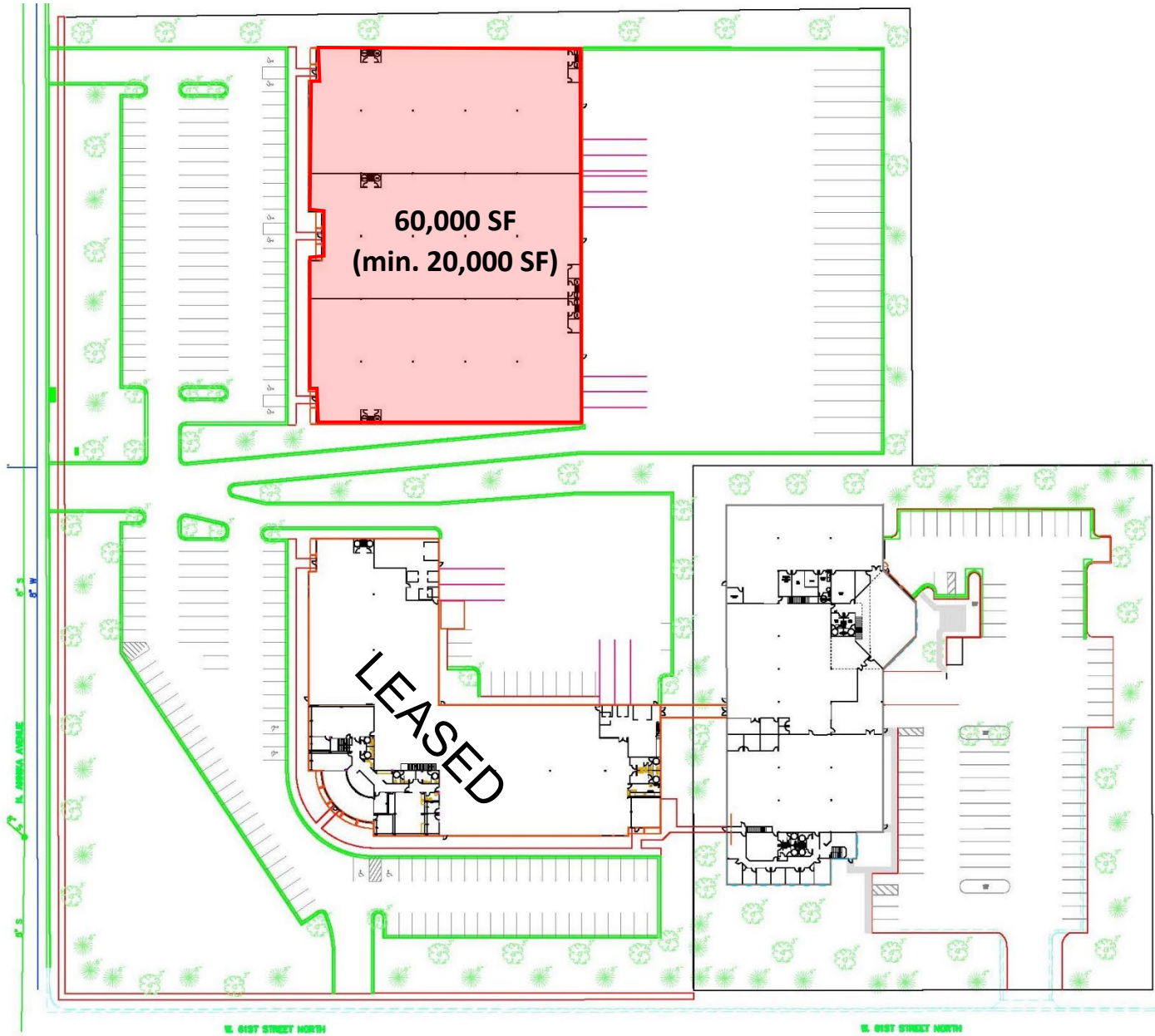
## PROPERTY HIGHLIGHTS

AVAILABLE:	60,000 SF
DIVISIBLE TO:	20,000 SF +/-
LEASE RATE:	\$8.00/SF NNN
OFFICE:	BTS
AUTO PARKING:	120 Spaces
TRAILER PARKING:	25 Spaces
CLEAR HEIGHT:	21'
DOCK DOORS:	6
DRIVE-IN DOORS:	3
POWER:	480V, 3-Phase
COLUMN SPACING:	40' wide X 48' deep (50' X 48' dock bays)
FLOOR THICKNESS:	6" Reinforced (Proposed)
FIRE PROTECTION:	ESFR
LIGHTING:	LED
OCCUPANCY:	Q4 2023





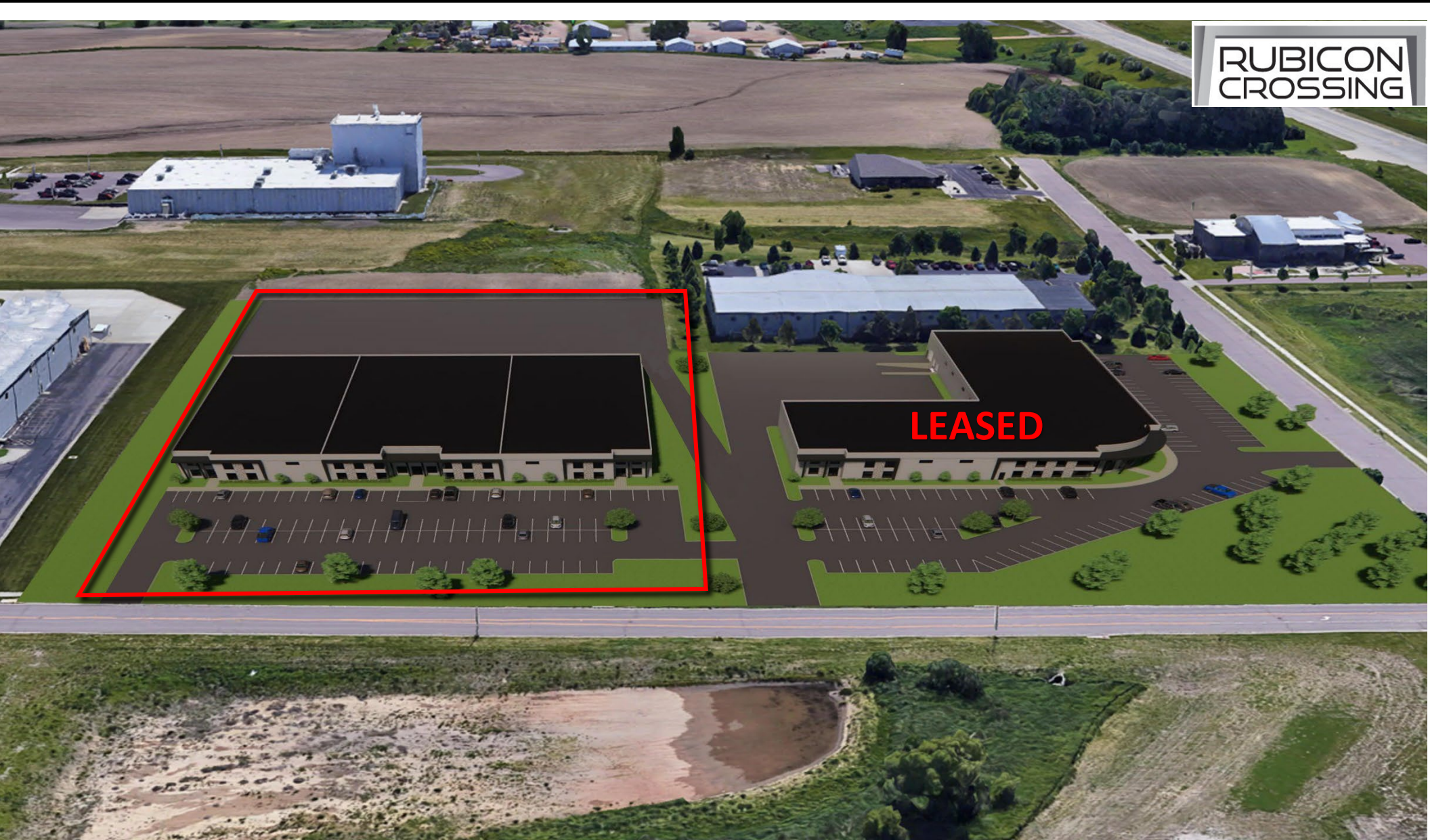
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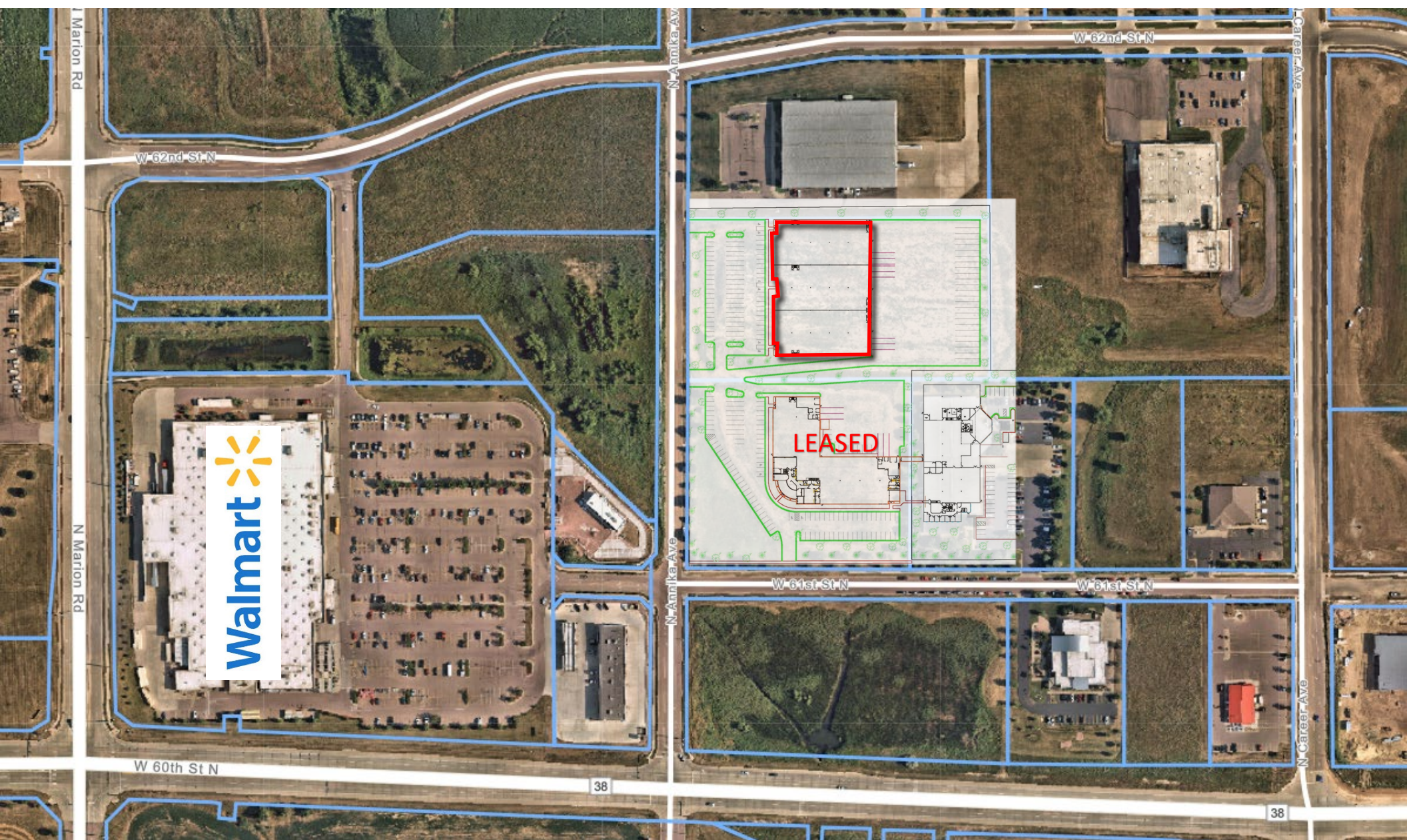
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