

**FRIESSEN STORAGE BUILDING
118 SOUTH MARION ROAD
SIOUX FALLS, SD**

Real Estate Services

Bender
COMMERCIAL

**FOR LEASE
STORAGE – WEST SIOUX FALLS**

We open doors.



PROPERTY FEATURES:

- **30,000 sq. ft. +/-**
- **For Lease: \$3.00/sq. ft. Gross plus utilities**
- Storage building available near 12th Street and Ebenezer Avenue in west Sioux Falls.
- Direct access via Marion Road.
- Limited outside storage.
- Adjacent access to Ellis & Eastern Railroad Line.
- Can be divisible into smaller area.
- Convenient access to I-29 at 12th Street and Madison Street.

For More Information, Please Contact:

BRADYN NEISES

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(605) 782-1682

DOUGLAS BROCKHOUSE

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(605) 782-1664



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L-2109

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

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