

FOR LEASE



RUBICON CROSSING

INDUSTRIAL/FLEX SPACE

Bender
COMMERCIAL



**5204 NORTH ANNIKA AVENUE
SIOUX FALLS, SD**



**40,000 SF
SUBDIVIDABLE**

\$ \$8.00/SF NNN

Industrial/flex building located in Sioux Falls Development Park 7 in northwest Sioux Falls.

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Available	40,000 SF
Divisible To	20,000 SF +/-
Lease Rate	\$8.00/SF NNN
Office	BTS
Auto Parking	80 Spaces
Trailer Parking	16 Spaces
Clear Height	21'
Dock Doors	4
Drive-In Doors	2
Power	480V, 3-Phase
Column Spacing	40' wide x 48' deep
Floor Thickness	6" Reinforced (Proposed)
Fire Protection	ESFR
Lighting	LED



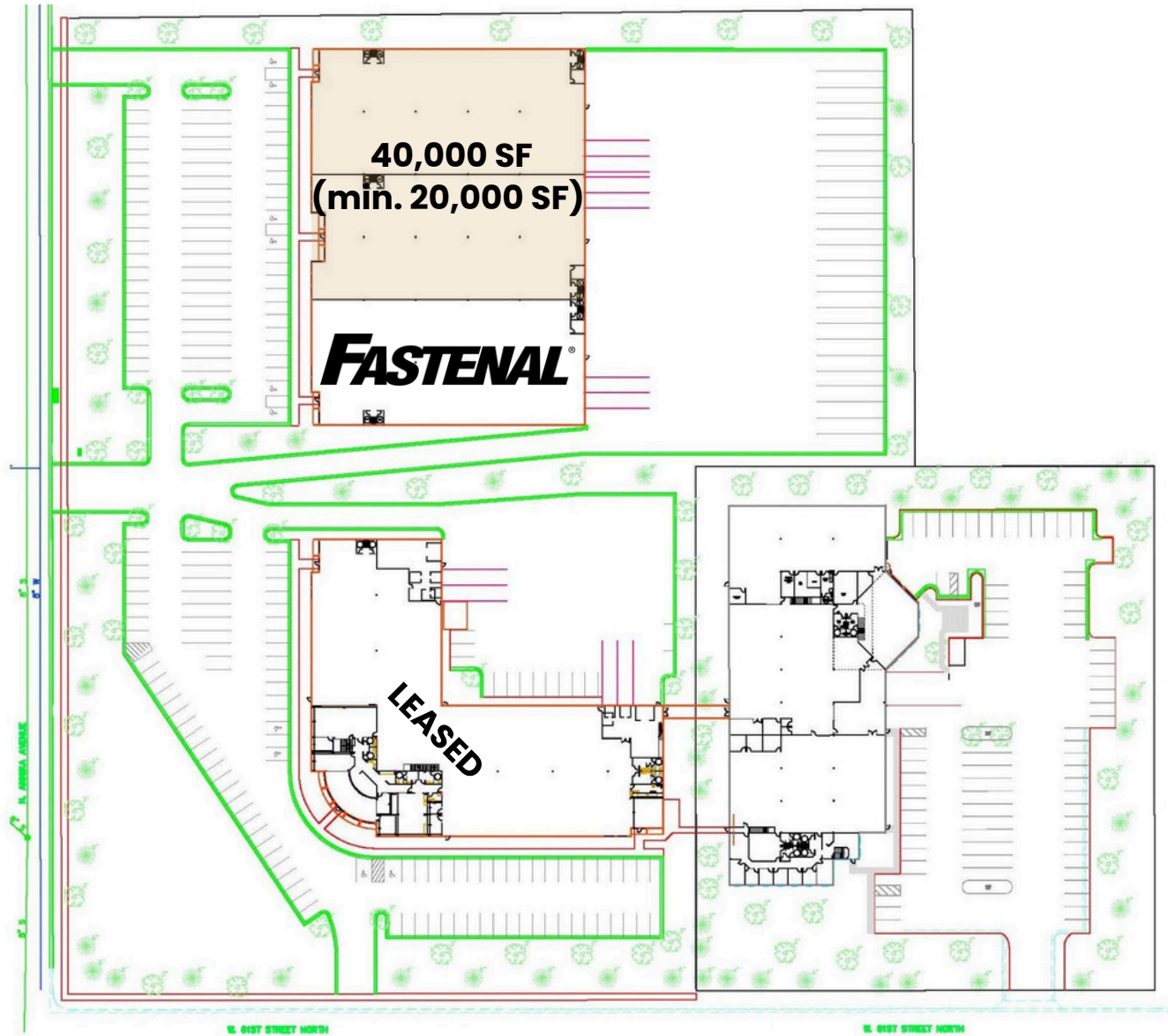
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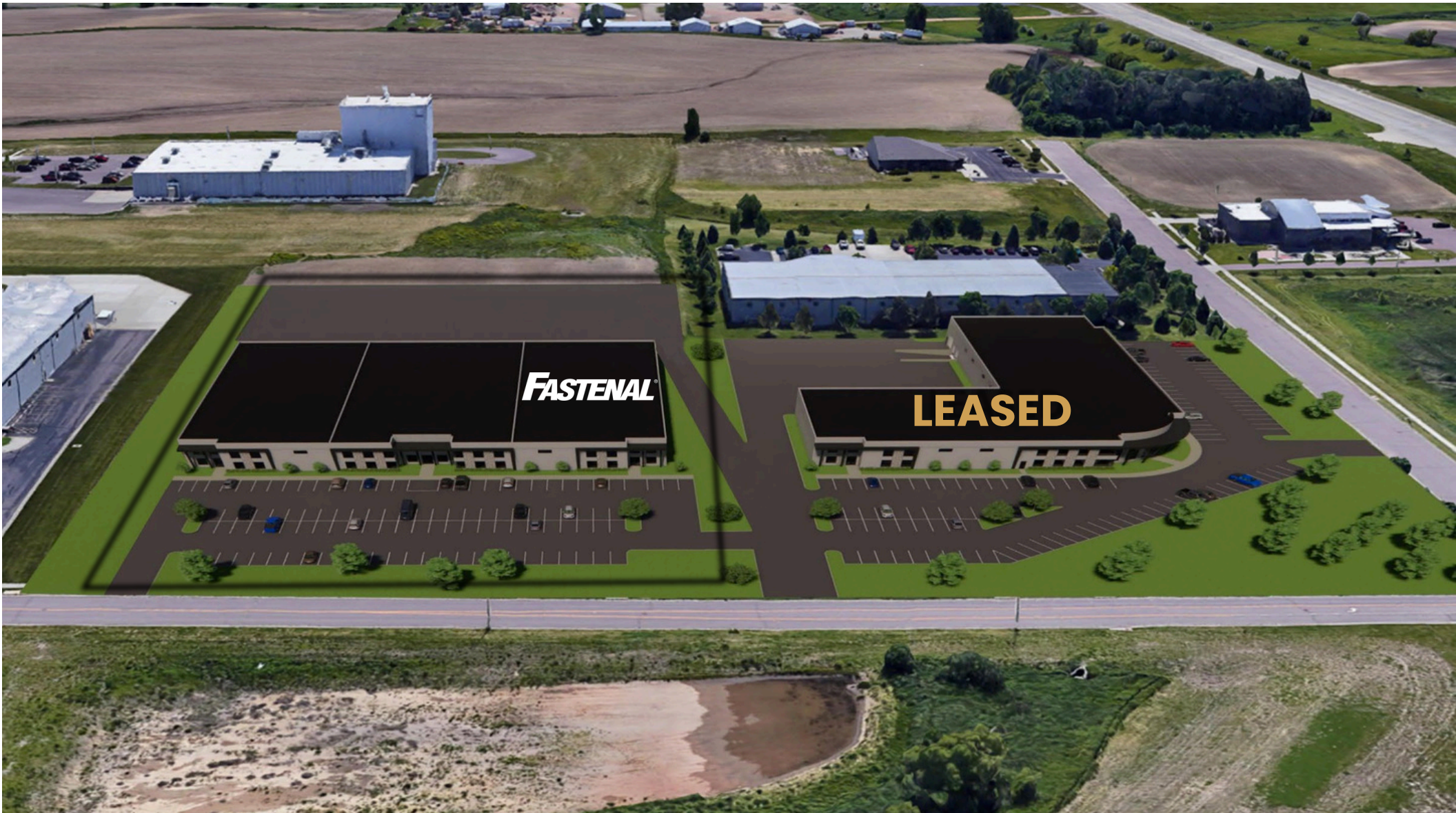
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