

FOR LEASE

**RUBICON
CROSSING**

RUBICON CROSSING

INDUSTRIAL/FLEX SPACE

Bender
COMMERCIAL



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



**60,000 SF
SUBDIVIDABLE**



\$8.00/SF NNN

Under construction industrial/flex building located in Sioux Falls Development Park 7 in northwest Sioux Falls.
Estimated completion in Q3 2025.

BRADYN NEISES, SIOR

bradyn@benderco.com

605-579-0189

DOUGLAS BROCKHOUSE

dbrock@benderco.com

605-728-5800

RUBICON CROSSING

INDUSTRIAL/FLEX SPACE



Bender Commercial Real Estate Services | 305 West 57th Street, Sioux Falls, SD 57108 | (605) 336-7600 | www.benderco.com
2025 Bender Companies. Information herein deemed reliable, but not guaranteed.

RUBICON CROSSING

INDUSTRIAL/FLEX SPACE



RUBICON CROSSING

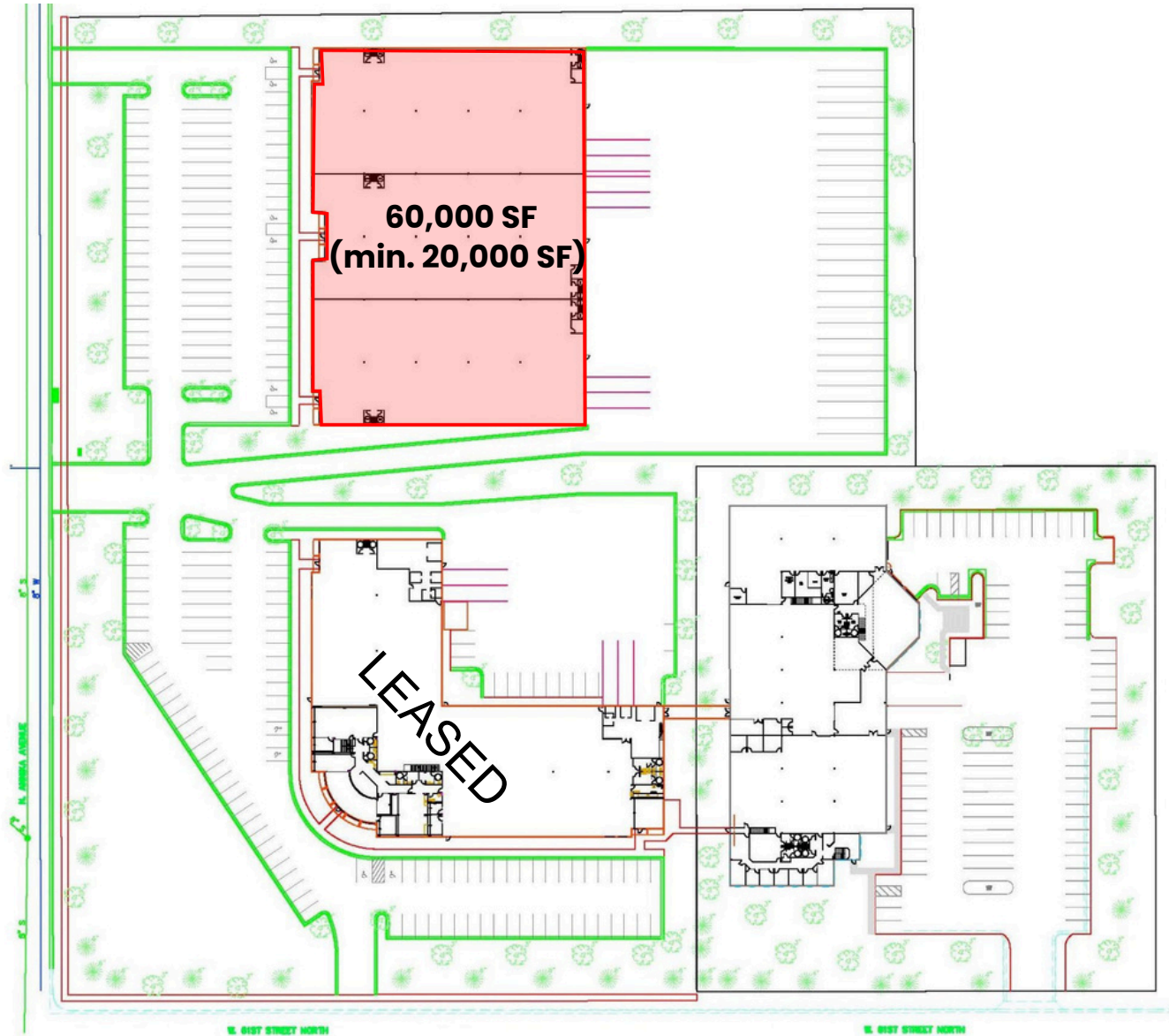
INDUSTRIAL/FLEX SPACE

Available	60,000 SF
Estimated Occupancy	Q3 2025
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	60" Reinforced (Proposed)
Fire Protection	ESFR
Lighting	LED



RUBICON CROSSING

INDUSTRIAL/FLEX SPACE



RUBICON CROSSING

INDUSTRIAL/FLEX SPACE



RUBICON CROSSING

INDUSTRIAL/FLEX SPACE



RUBICON CROSSING

INDUSTRIAL/FLEX SPACE

