

FOR LEASE



**RUBICON
CROSSING**



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INDUSTRIAL/FLEX SPACE

Bender
COMMERCIAL



5204 NORTH ANNIKA AVENUE
SIOUX FALLS, SD



60,000 SF



\$8.00/SF NNN

To be constructed industrial/flex building located in Sioux Falls Development Park 7 in northwest Sioux Falls.

BRADYN NEISES, SIOR

bradyn@benderc.com

605-782-1682

DOUGLAS BROCKHOUSE

dbrock@benderc.com

605-728-5800



Bender Commercial Real Estate Services | 305 W 57th Street | Sioux Falls, SD 57108 | (605) 336-7600 | www.benderco.com

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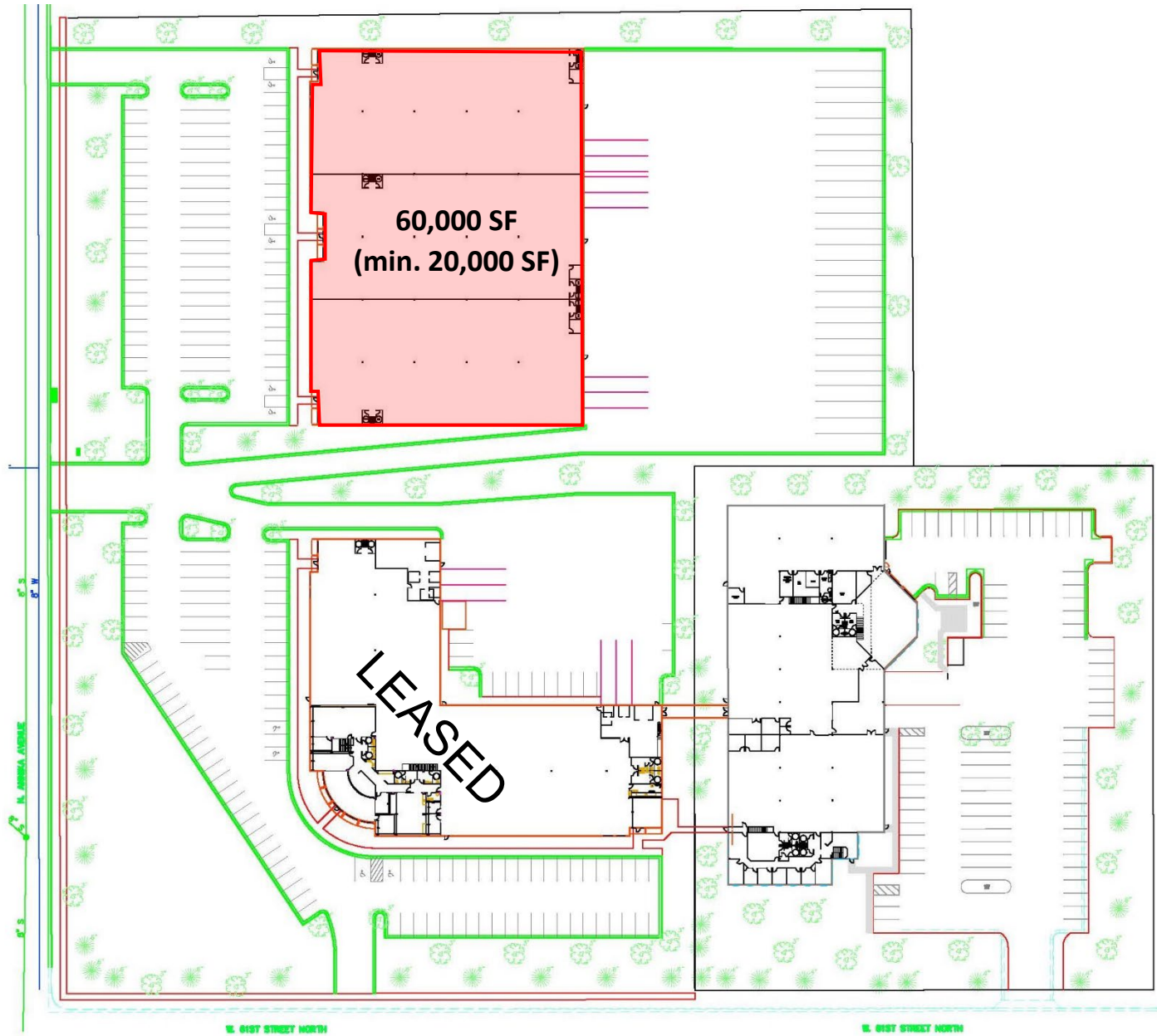
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AVAILABLE:	60,000 SF
DIVISIBLE TO:	20,000 SF +/-
LEASE RATE:	\$8.00/SF NNN
OFFICE:	BTS
AUTO PARKING:	120 Spaces
TRAILER PARKING:	25 Spaces
CLEAR HEIGHT:	21'
DOCK DOORS:	6
DRIVE-IN DOORS:	3
POWER:	480V, 3-Phase
COLUMN SPACING:	40' wide x 48' deep (50' x 48' dock bays)
FLOOR THICKNESS:	6" Reinforced (Proposed)
FIRE PROTECTION:	ESFR
LIGHTING:	LED
OCCUPANCY	Q4 2024



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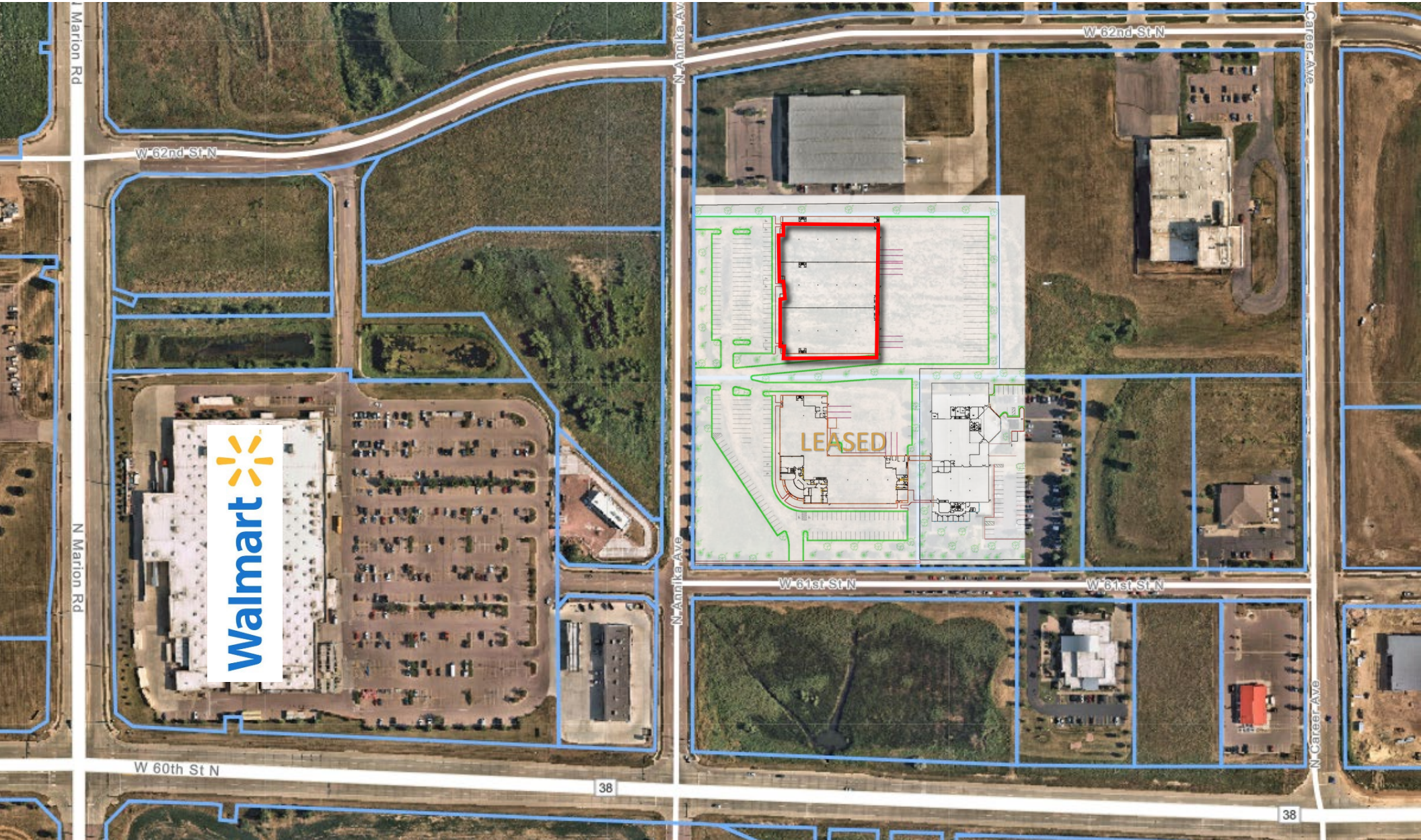
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