

**FOR LEASE**



# THE DOCKS

INDUSTRIAL/FLEX SPACE

**Bender**  
COMMERCIAL



**5500 WEST WIRELESS STREET  
SIOUX FALLS, SD**



**122,290 SF**



**\$7.75/SF NNN**

**ROB FAGNAN, SIOR** | [rob@benderco.com](mailto:rob@benderco.com) | 605-782-1672



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)

@2024 Bender Companies. Information herein deemed reliable, but not guaranteed.

# THE DOCKS



## PROPERTY HIGHLIGHTS

AVAILABLE:	50,000 – 465,960 SF 3 Buildings Building A: 122,290 SF Available
DIVISABLE TO:	50,000 SF +/-
OFFICE:	BTS
AUTO PARKING:	261 Spaces
TRAILER PARKING:	42 Stalls
CLEAR HEIGHT:	36'
DOCK DOORS:	20
DRIVE-IN DOORS:	4
POWER:	277/480, 3,000 amps 3-Phase
BUILDING DIMENSIONS:	960' wide x 210' deep
COLUMN SPACING:	54' wide x 52' deep
FLOOR THICKNESS:	6" Reinforced (Proposed)
FIRE PROTECTION:	ESFR
LIGHTING:	LED



## EXECUTIVE SUMMARY

On behalf of Great Hall Properties, Bender Commercial is proud to present The Docks Industrial Park, a 52-acre master planned industrial park adjacent to the I-90 and I-29 interchange in Sioux Falls, South Dakota. This new Class A Industrial Park provides excellent transportation access for businesses looking for convenient and efficient distribution channels, as well as access to a highly skilled labor force. With up to 544,540 square feet of potential buildings, The Docks Industrial Park offers businesses the flexibility to consolidate and grow operations in one convenient location.



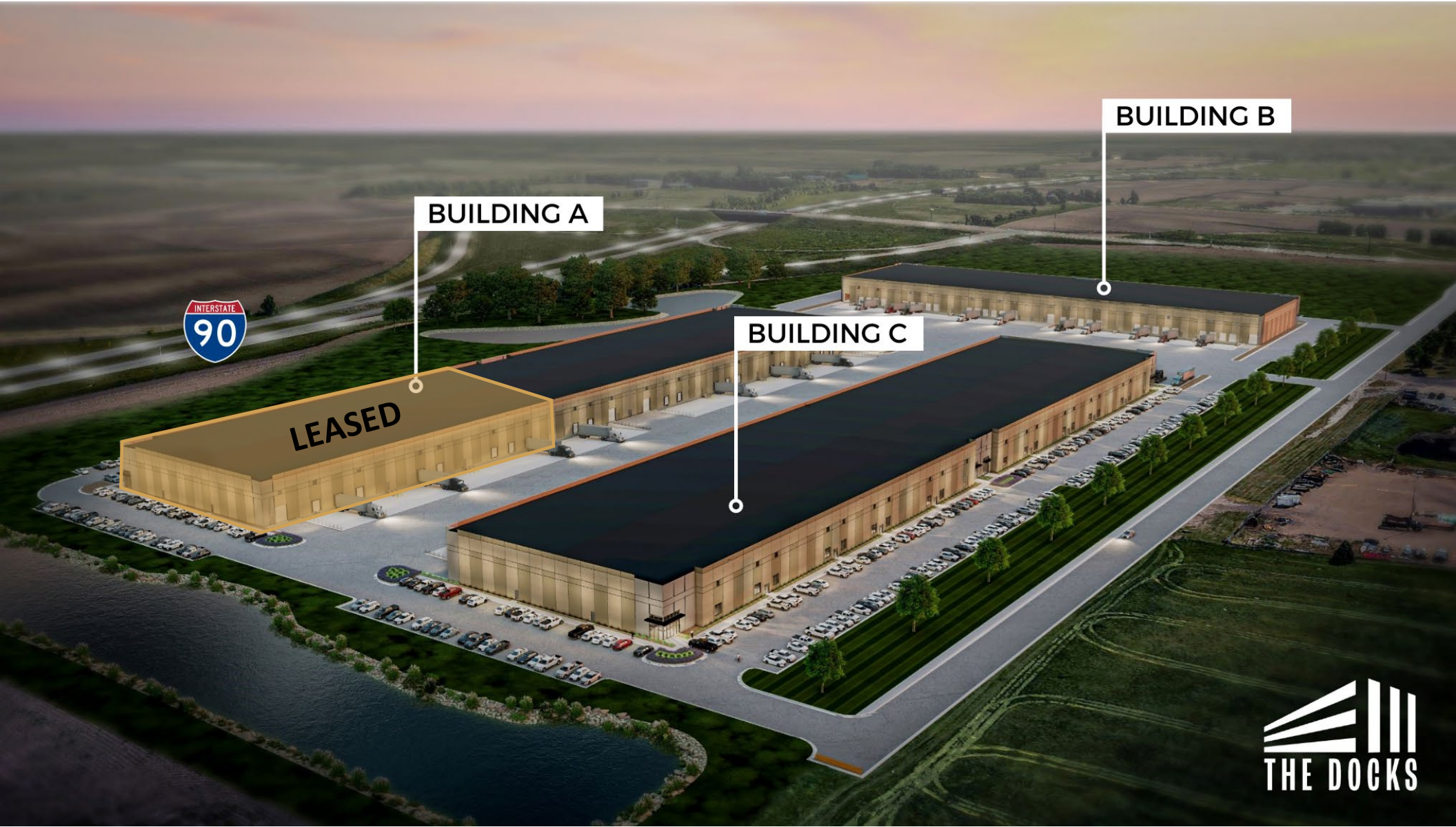
**\$7.75/SF**



**LEASE TYPE  
NNN**



# THE DOCKS

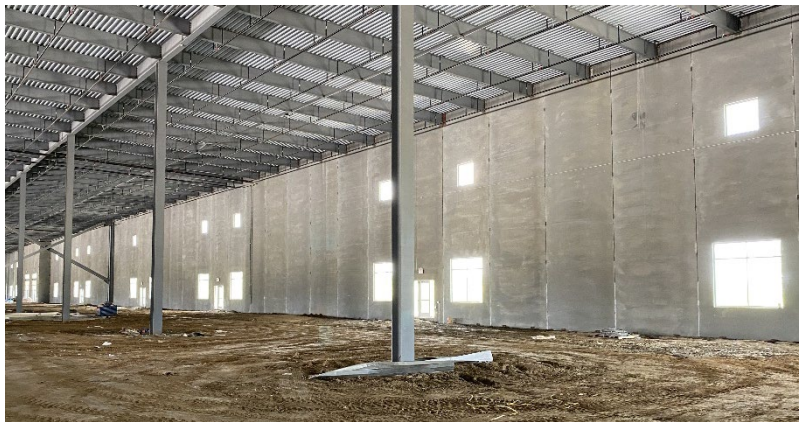
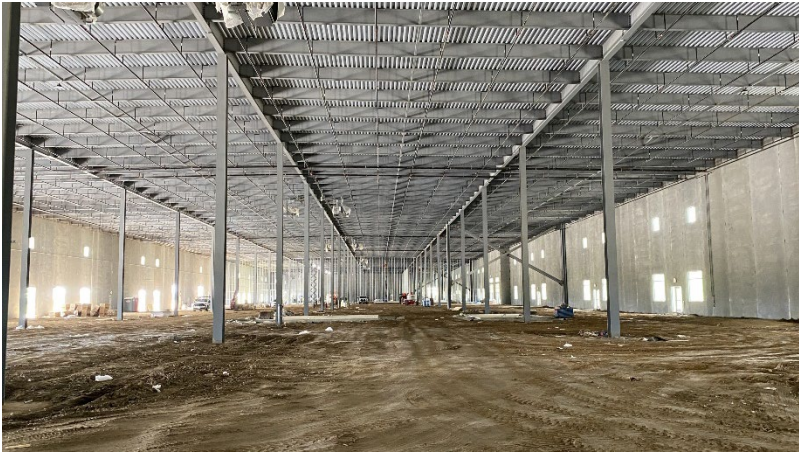


Bender Commercial Real Estate Services | 305 W 57<sup>th</sup> Street | Sioux Falls, SD 57108 | (605) 336-7600 | [www.benderco.com](http://www.benderco.com)

@2024 Bender Companies. Information herein deemed reliable, but not guaranteed.



# THE DOCKS

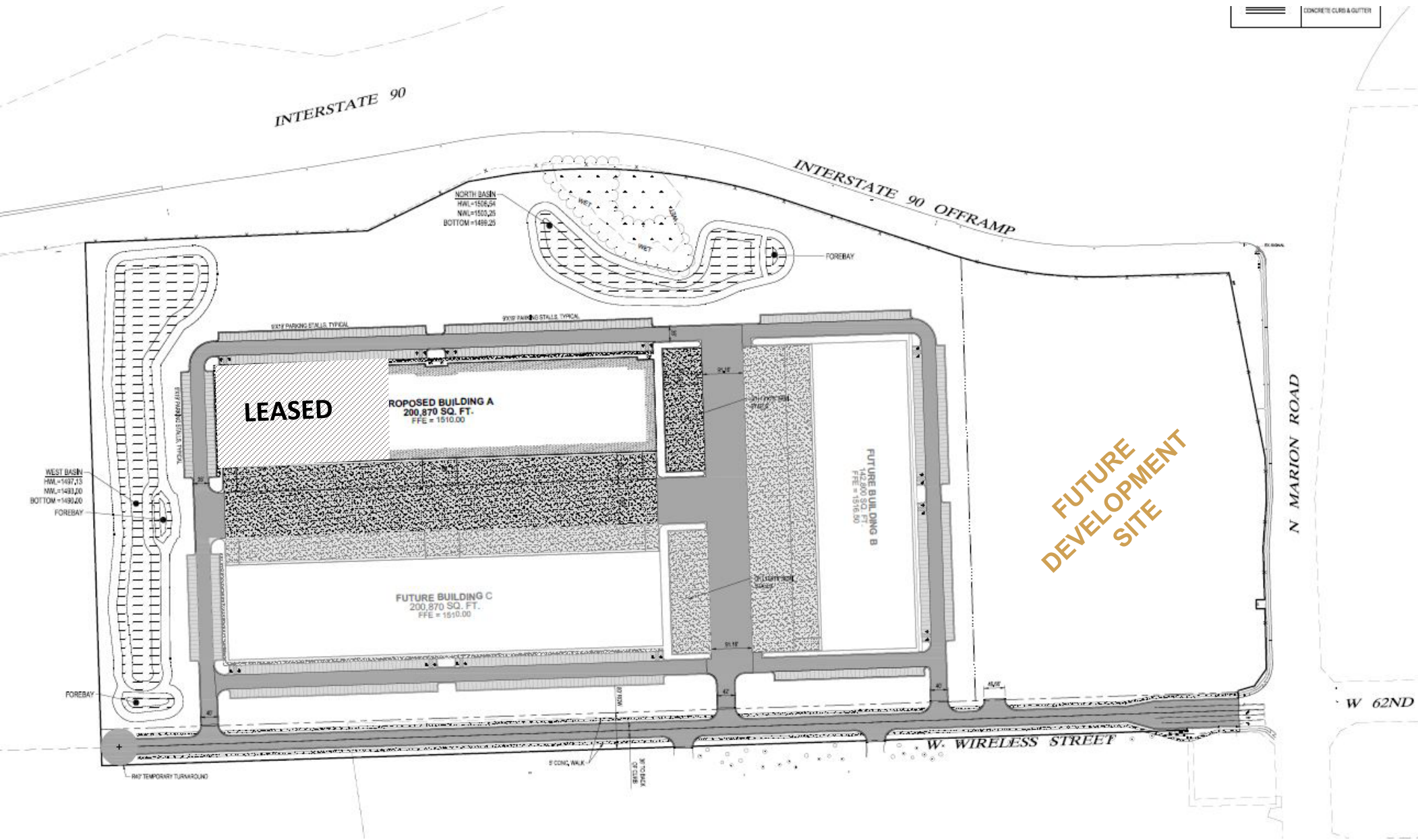


Bender Commercial Real Estate Services | 305 W 57<sup>th</sup> Street | Sioux Falls, SD 57108 | (605) 336-7600 | [www.benderco.com](http://www.benderco.com)

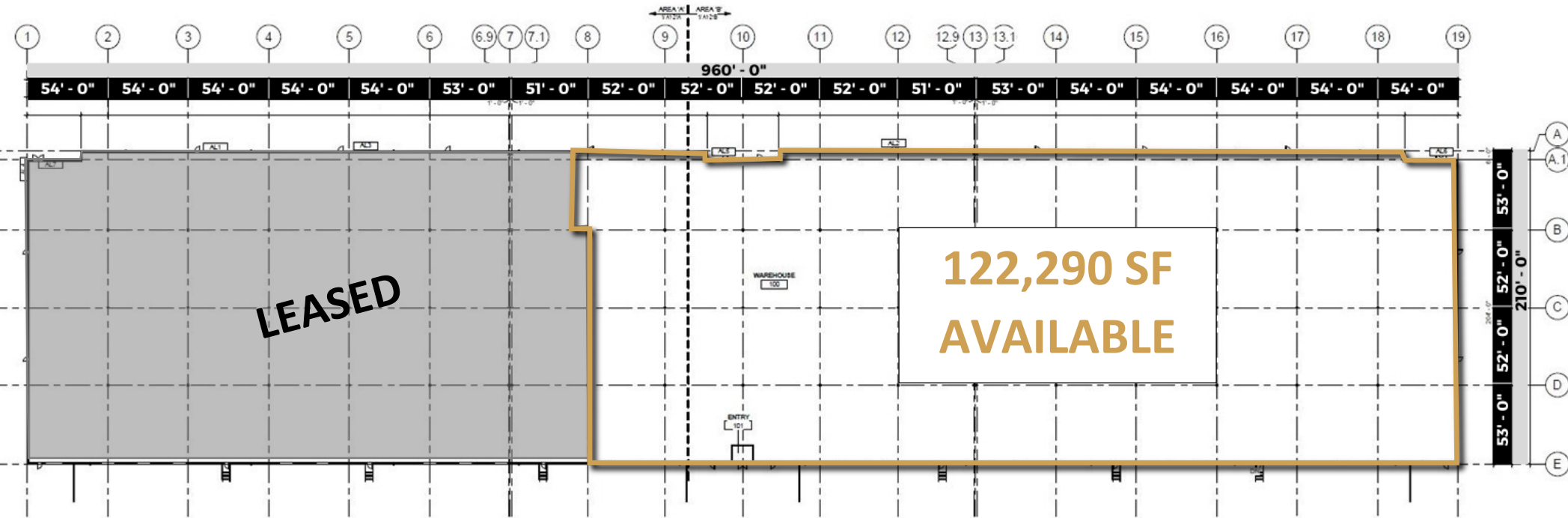
@2024 Bender Companies. Information herein deemed reliable, but not guaranteed.



# THE DOCKS



# THE DOCKS



1 FIRST FLOOR PLAN - OVERALL  
1/32" = 1'-0"

# THE DOCKS



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)

@2024 Bender Companies. Information herein deemed reliable, but not guaranteed.



# THE DOCKS

