

**FOR LEASE**



# MADISON BUSINESS CENTER

FLEX SPACE

**Bender**  
COMMERCIAL



**601 NORTH KIWANIS AVENUE  
SIOUX FALLS, SD**



**3,540 SF**



**\$5.50/SF NNN  
EST NNNs: \$1.95/SF**

- Flex space available on the corner of Kiwanis Avenue and 3rd Street in central Sioux Falls.
- Heated warehouse. LED lighting.
- Ample on-site parking.
- Easy access to 12th Street, Madison Street and I-29.
- Tenant improvements negotiable.
- Security cameras throughout the exterior of the property.

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

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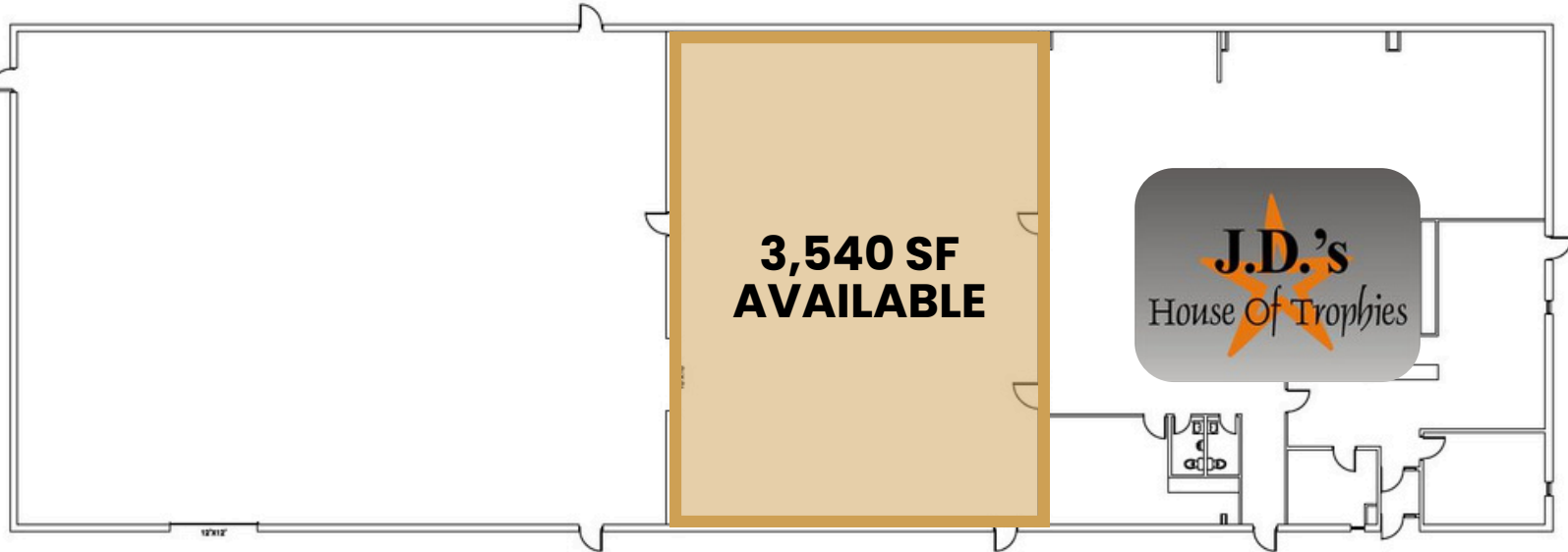
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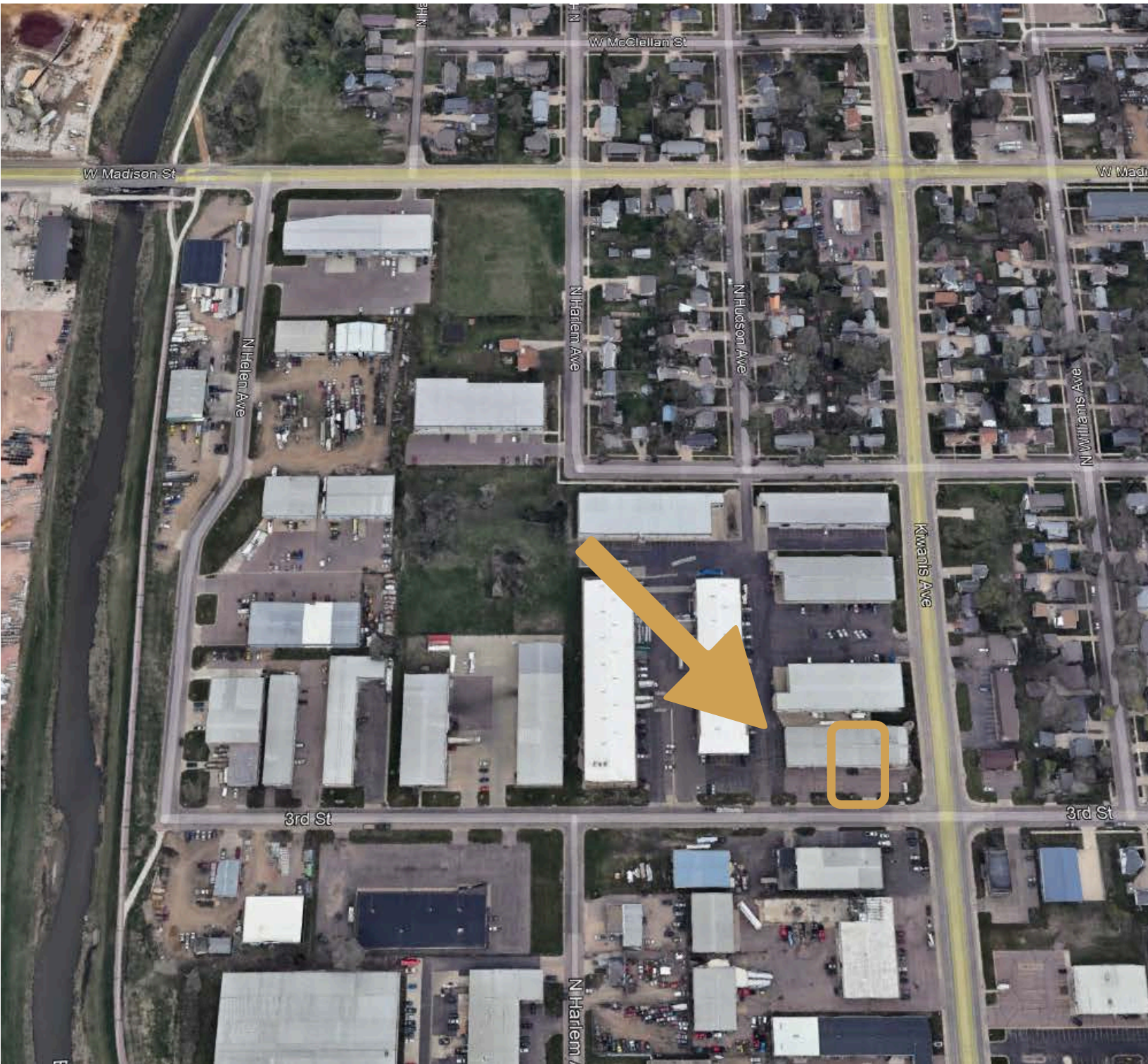




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