

**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)

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## PROPERTY HIGHLIGHTS

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



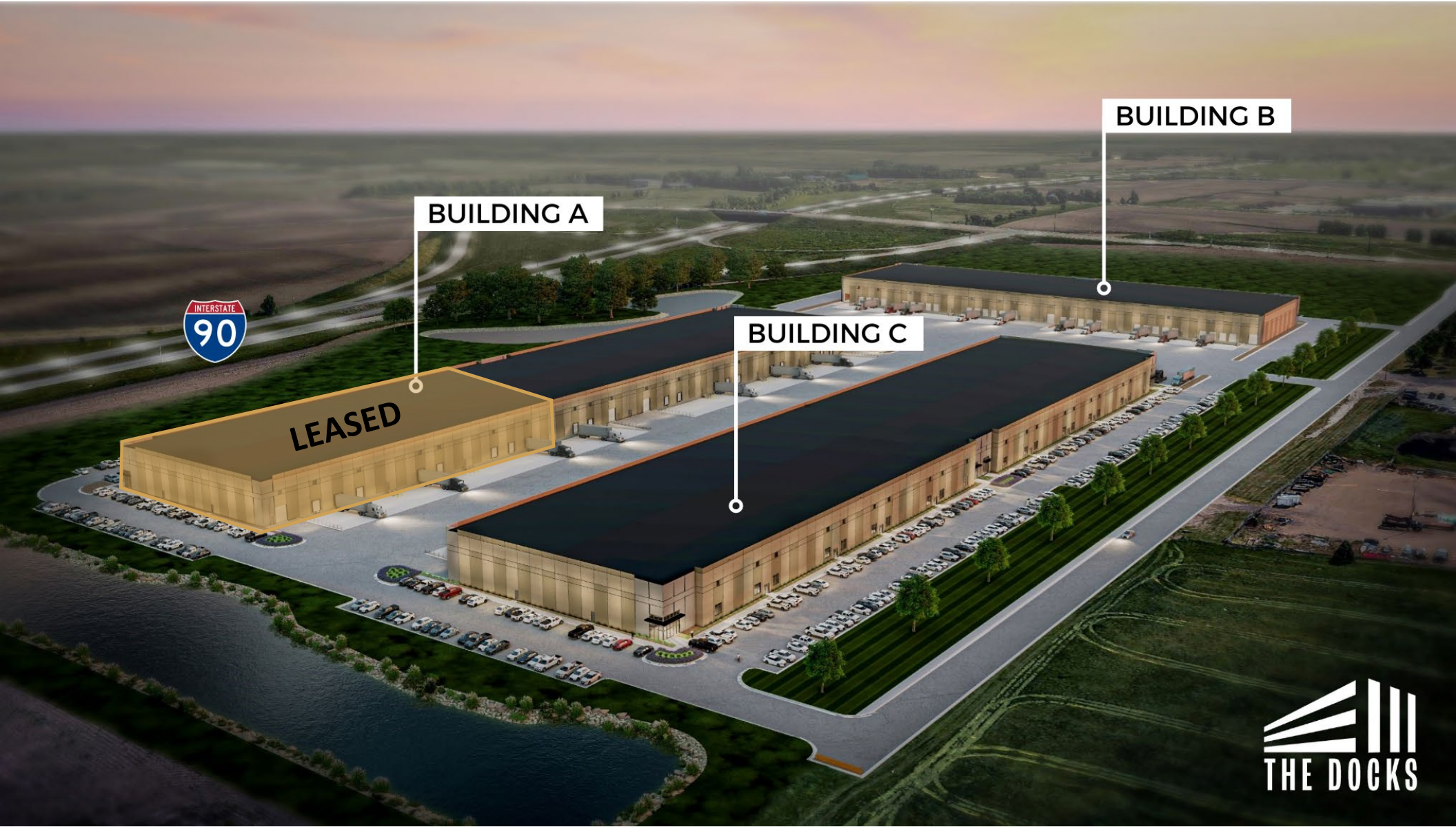
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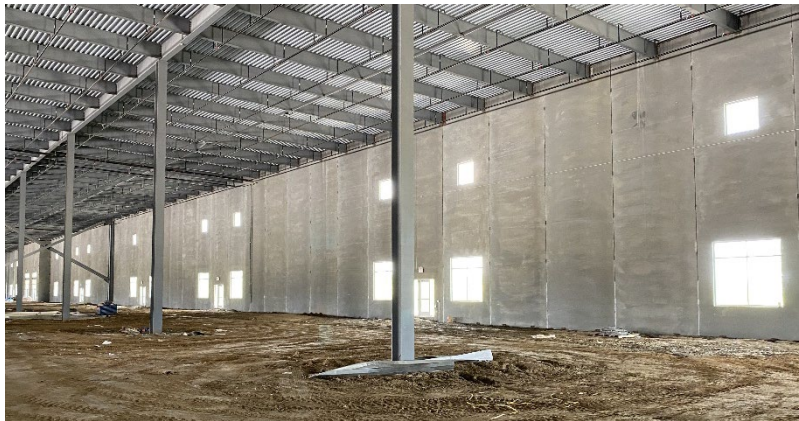
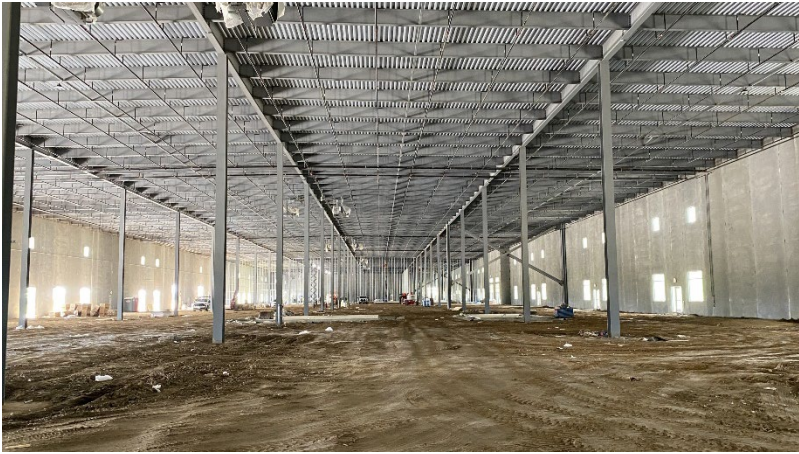
**UNDER  
CONSTRUCTION**



# THE DOCKS



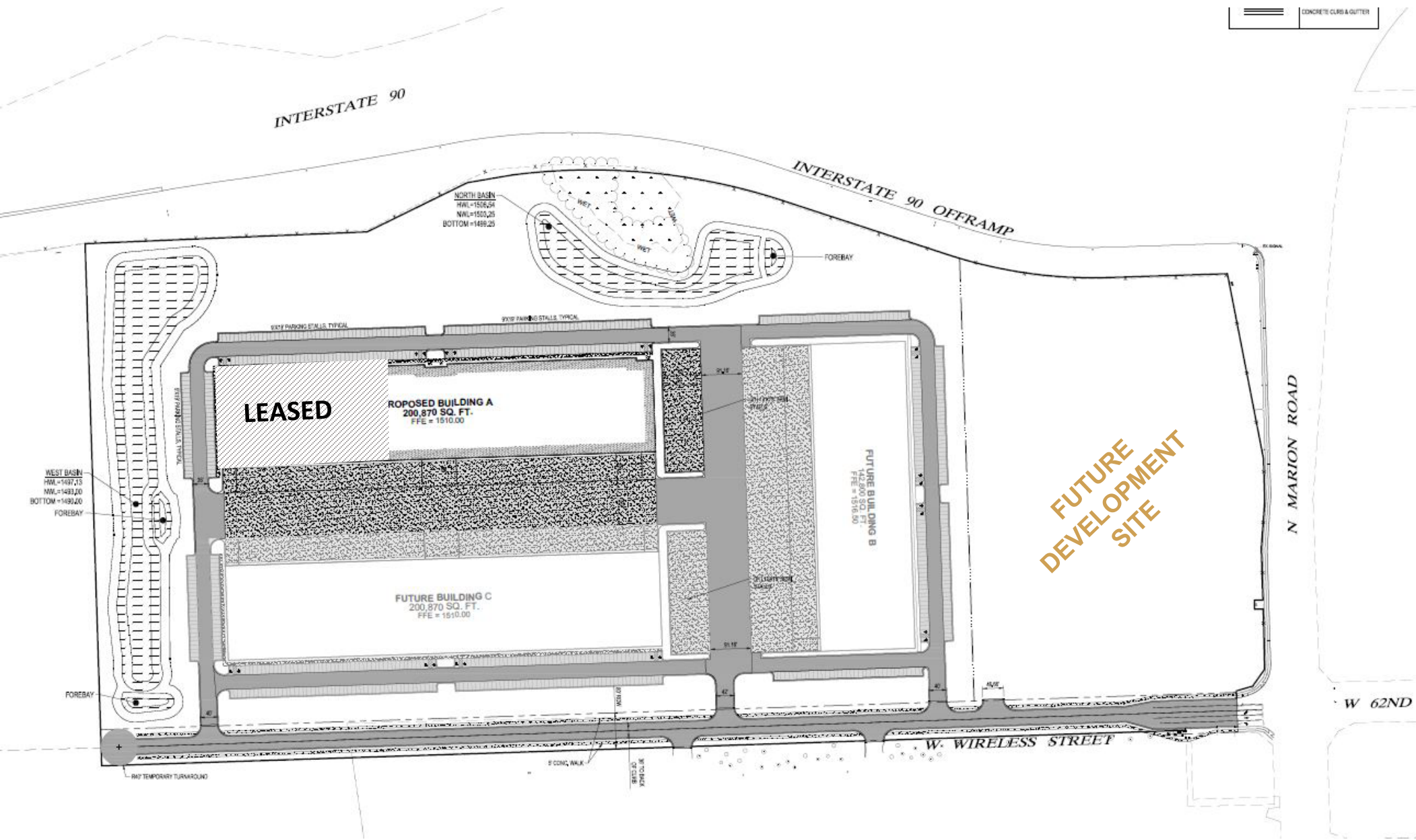
# THE DOCKS



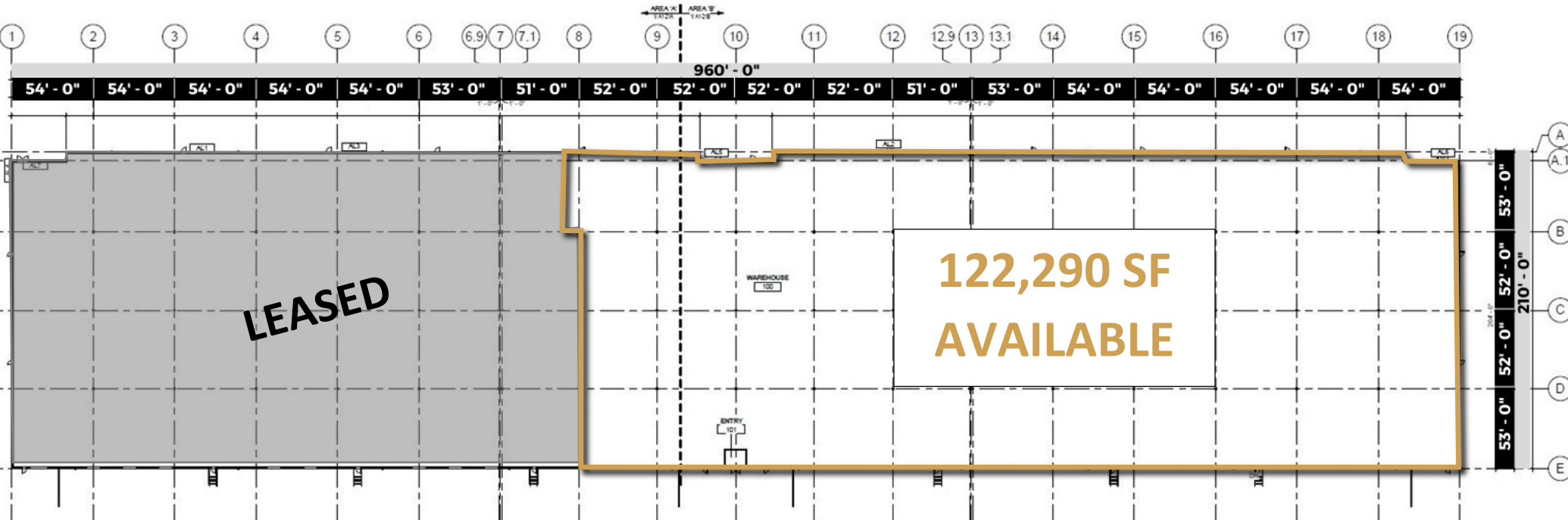
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1 FIRST FLOOR PLAN - OVERALL  
1/32" = 1'-0"

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