

FOR LEASE



MADISON BUSINESS CENTER

FLEX/WAREHOUSE SPACE

Bender
COMMERCIAL



**2701 WEST 2ND STREET
SIOUX FALLS, SD**



20,500 SF



**\$8.25/SF NNN
EST NNNs: \$1.95/SF**

- Flex space available along 2nd Avenue near Kiwanis Avenue in central Sioux Falls.
- Warehouse is climate controlled.
- Two (2) dock high doors and one (1) 14' overhead door.
- 20' sidewalls. ESFR sprinklers.
- 18 on-site parking space.
- Easy access to 12th Street, Madison Street and I-29.
- Landlord plans to install security cameras throughout the exterior of property.
- Available January 2026.

BRADYN NEISES, SIOR

bradyn@benderco.com
605-782-1682

ROB FAGNAN, SIOR

rob@benderco.com
605-782-1672



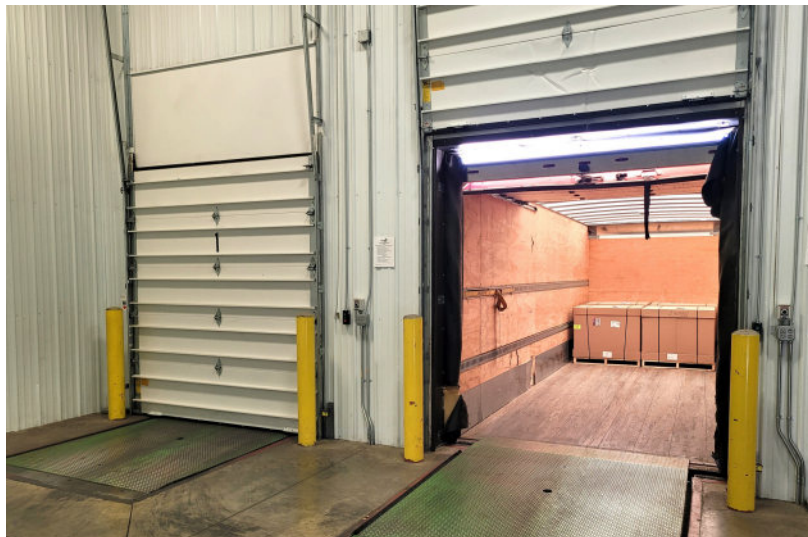
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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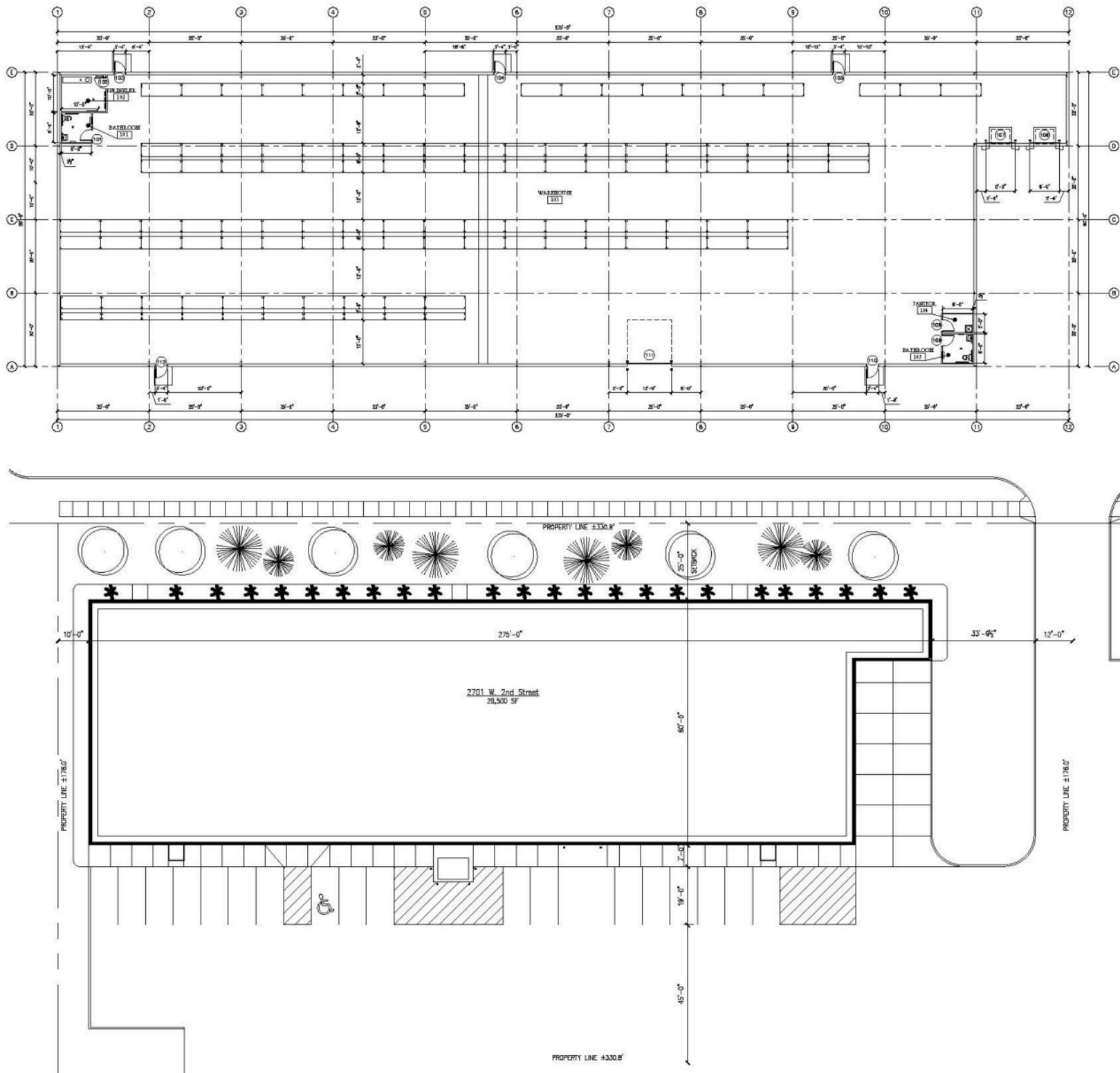
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