

FOR LEASE



12TH & EBENEZER FLEX SPACE

SHOP/FLEX SPACE

Bender
COMMERCIAL



**4901 WEST 12TH STREET
SIOUX FALLS, SD**



3,800 SF +/-



**\$3,000/MONTH
GROSS**

- Shop/Flex space located near the intersection of West 12th Street and Ebenezer Avenue.
- Space has small office/breakroom and restroom.
- Grade-level door. Mezzanine storage.
- Shop area has double pit floor drain.
- Includes 2-Ton overhead crane.
- Ample yard space.
- Highly visible location on a signalized intersection with a combined daily traffic count of 34,300 vehicles.
- Easy access to West 12th Street and I-29.
- Available July 2024.

BRADYN NEISES, SIOR

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605-782-1682

DOUGLAS BROCKHOUSE

dbrock@benderco.com

605-728-5800



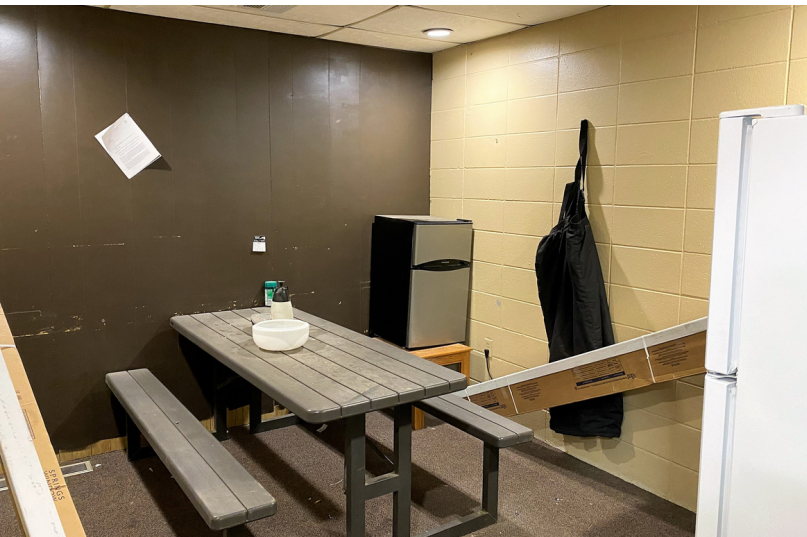
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