

FOR SALE/LEASE



REID STREET BUILDING

FLEX SPACE

Bender
COMMERCIAL



**114 SOUTH REID STREET
SIOUX FALLS, SD**



3,109 SF



**FOR LEASE: \$19.30/SF NNN
FOR SALE: \$975,000**

- Exciting opportunity to buy or lease a stand-alone building just south of 8th & Railroad and the Lumber Exchange Building.
- Originally constructed as a locomotive boiler repair facility in 1910, with impressive 2' thick brick exterior walls.
- Unique location and shell design allow for a variety of potential uses and redevelopment.
- There is currently a 2nd floor (not included in SF), potential for living space or retail/office with exceptional side wall height.
- Landlord may provide a negotiable build-out allowance.
- Just west of planned railyard site development and south of announced Riverline District.
- Ownership group is open to redevelopment conversations.

NICK GUSTAFSON, CCIM | nick@benderco.com | 605-201-2809



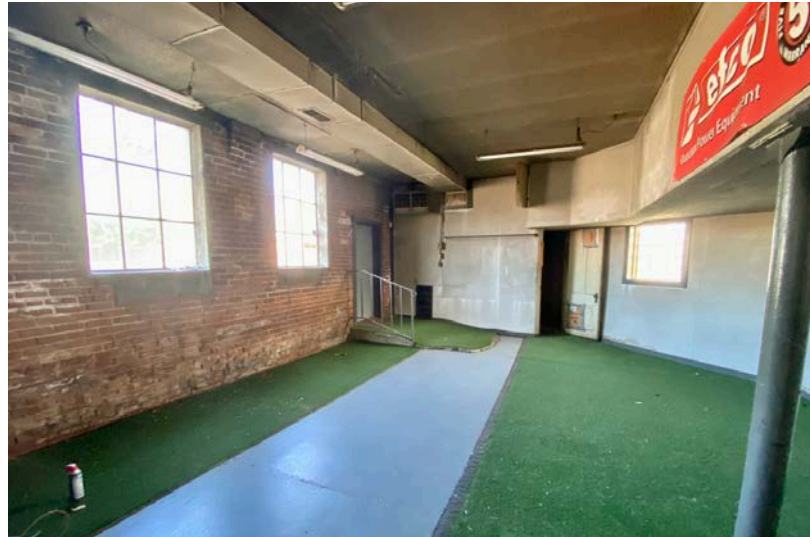
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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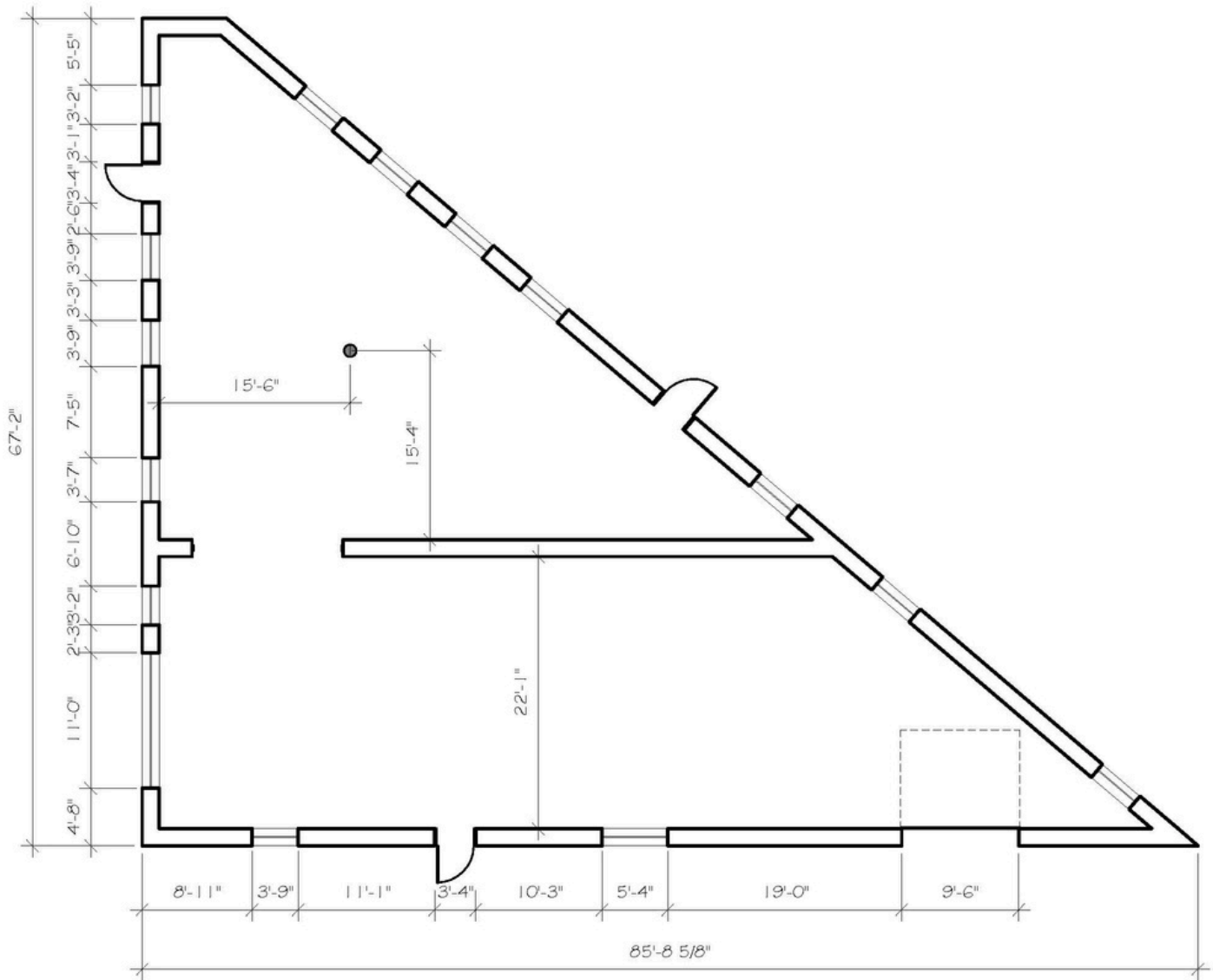
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RIVERLINE
DISTRICT



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