

**FOR SALE/LEASE**



# 1ST AVENUE CROSSDOCK TERMINAL

**Bender**  
COMMERCIAL



**3401 N 1ST AVENUE  
SIOUX FALLS, SD**



**7,270 SF TERMINAL  
4,800 SF WAREHOUSE**



**\$2,200,000  
\$10,000/MO NNN**

- Crossdock terminal and storage building located near Benson Road and I-90.
- 7,270 SF terminal with office space.
- 24 Truck bays.
- 4,800 SF storage building with three (3) 14' grade-level doors.
- 2.71 acre lot.
- Located in the Sioux Empire Development Park Three near the Sioux Falls Regional Airport.
- Easy access to Benson Road, Cliff Avenue, I-90 and I-229.
- Neighboring businesses include Graco, Krohmer Plumbing, Cole Papers, Dakota Splash and Winwater.

**BRADYN NEISES, SIOR** | [bradyn@benderco.com](mailto:bradyn@benderco.com) | 605-579-0189



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