

FOR LEASE



57TH STREET NORTH SHOPS

SHOP/FLEX SPACE

Bender
COMMERCIAL



**1707 EAST 57TH STREET NORTH
SIOUX FALLS, SD**



2,400 SF



**\$8.00/SF NNN
EST NNNs: \$1.51/SF**

- Space includes warehouse, one office, unisex restroom and mechanical room.
- Warehouse includes hanging forced-air natural gas heat, floor drain, LED lighting and 3-Phase, 200 amp, 4-wire, 120/208v power.
- 12'W x 14'H grade-level overhead door.
- Sidewalls - 21' (front) and 16' (rear).
- Two (2) parking spaces per 2,400 SF space.
- Separately metered for utilities.
- Tenant responsible for gas, electric, garbage, internet and pro-rata share of water/sewer.

ROB FAGNAN, SIOR | rob@benderco.com | 605-521-5444



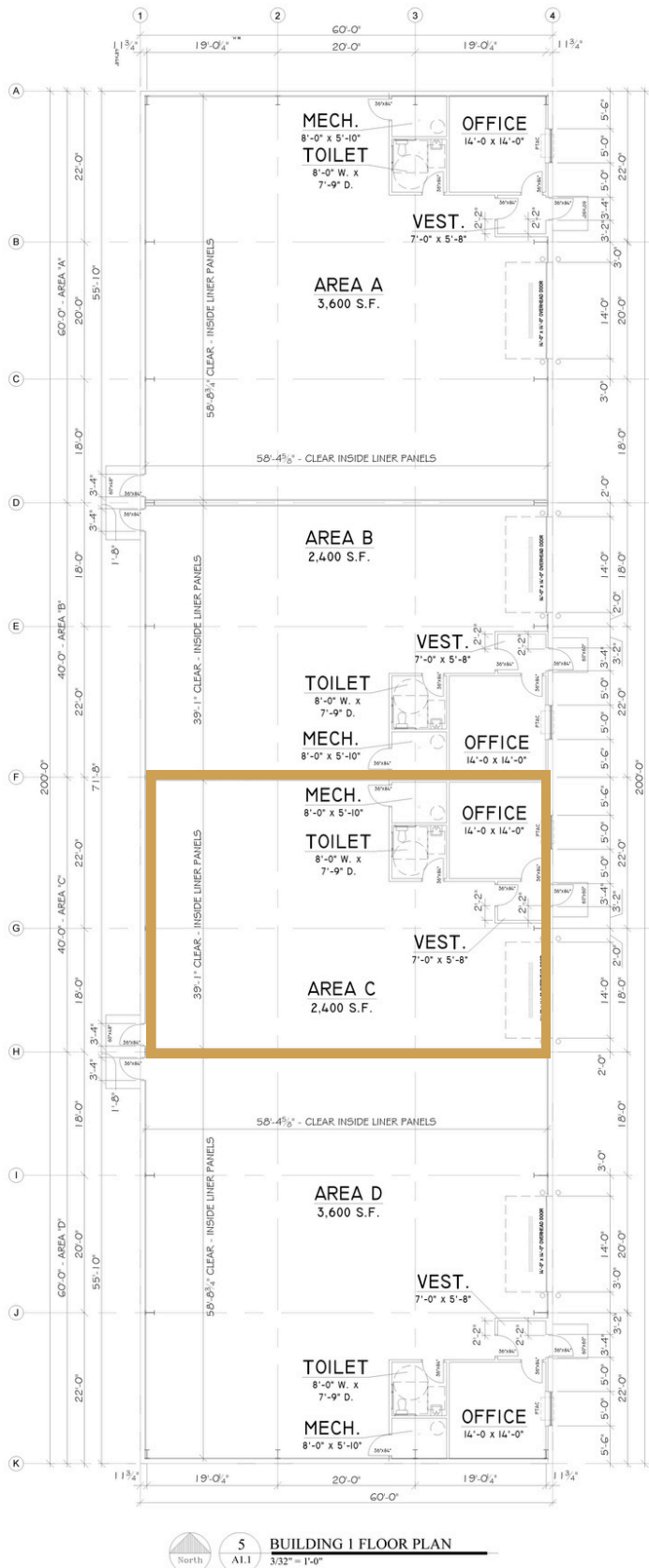
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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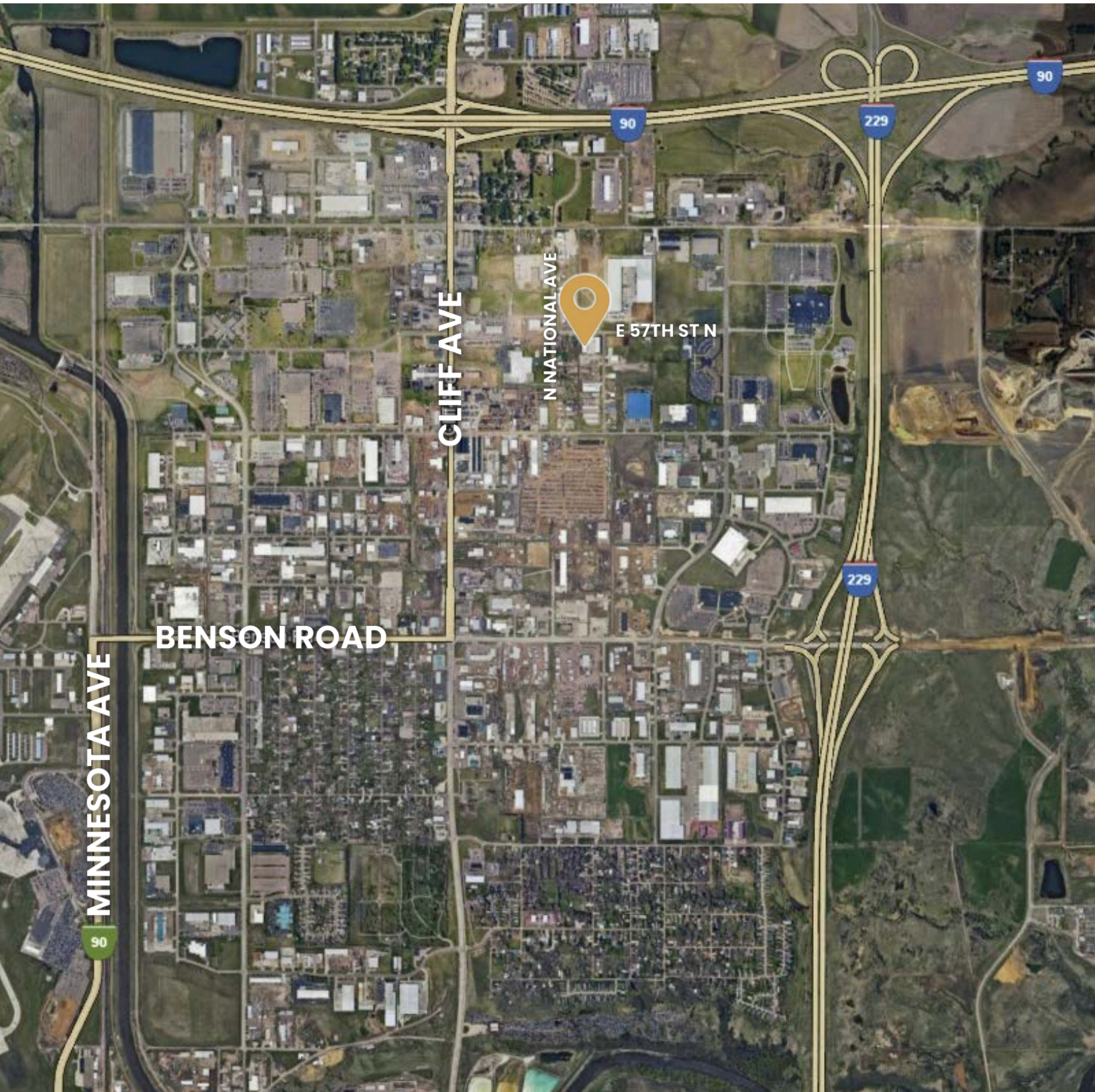
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