

SHOP/FLEX SPACES





1723 & 1725 EAST 57TH ST NORTH SIOUX FALLS, SD



4,800 SF 2,400 SF EACH \$8.00/SF NNN EST NNNs: \$1.51/SF

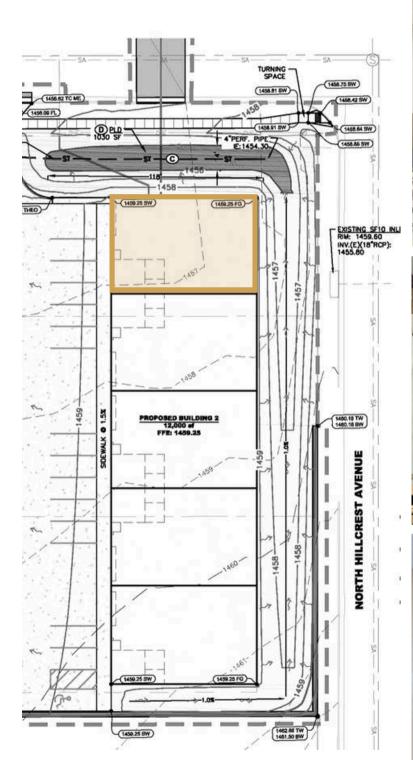
- Each suite includes a warehouse, one office, unisex restroom and mechanical room.
- Warehouse includes hanging forced-air natural gas heat, floor drain, LED lighting and 3-Phase, 200 amp, 4-wire, 120/208v power.
- 12'W x 14'H grade-level overhead door.
- Sidewalls 21' (front) and 16' (rear).
- Two (2) parking spaces in front of each space. Additional on-street parking available.
- · 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





SHOP/FLEX SPACE - SUITE 1723



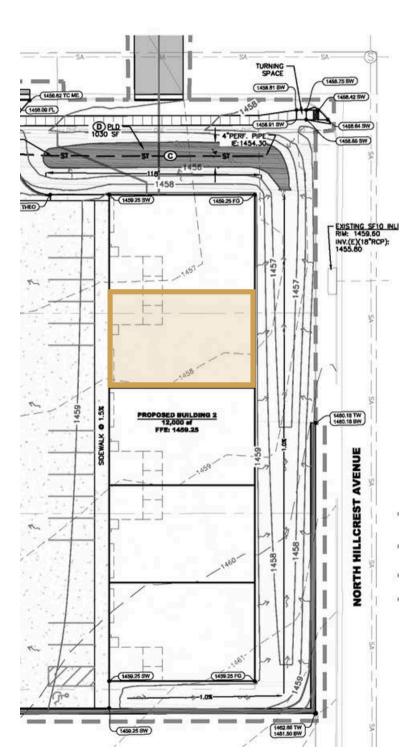






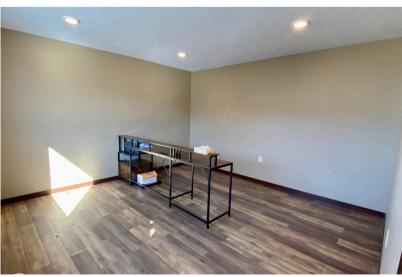


SHOP/FLEX SPACE - SUITE 1725









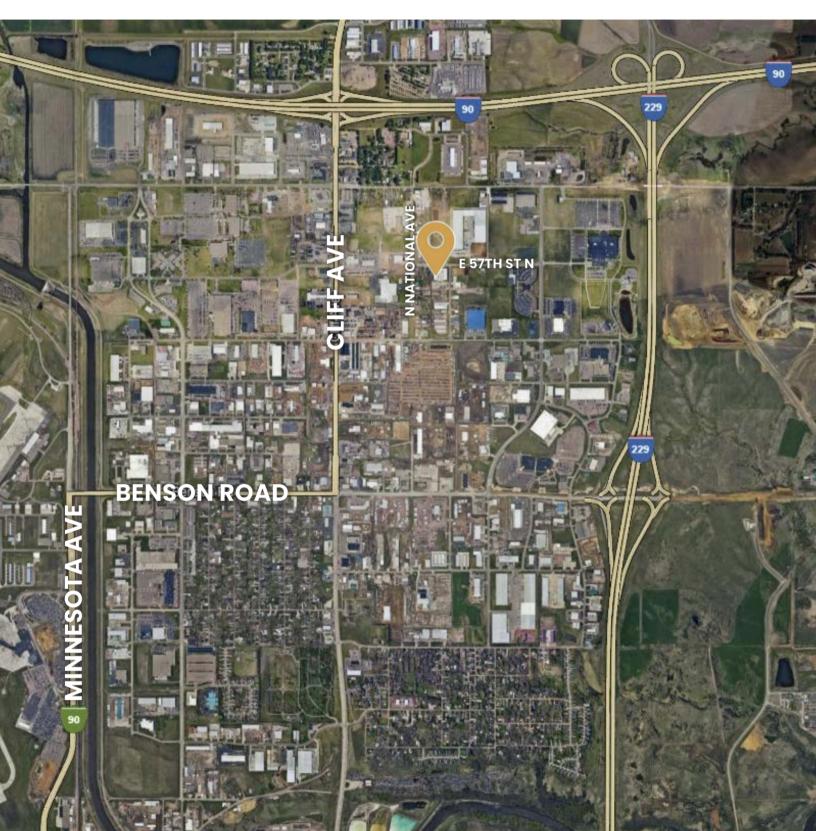


SHOP/FLEX SPACES FOR LEASE





SHOP/FLEX SPACES FOR LEASE





SHOP/FLEX SPACES FOR LEASE

