

**FOR LEASE**



# POTSDAM FLEX BUILDING

OFFICE/FLEX SPACE

**Bender**  
COMMERCIAL



**3820 NORTH POTSDAM AVE  
SIOUX FALLS, SD**



**17,500 SF  
SUBDIVIDABLE**



**\$9.50/SF NNN  
EST. NNNs: \$3.33/SF**

- Built in 2007.
- Zoned I-1 Light Industrial.
- Mix of showroom, office and warehouse.
- North suite is 5,000 SF and includes private offices, breakroom and conference room.
- Middle suite is 5,000 SF and includes open work area and conference room.
- South suite is 7,500 SF and includes open work area with two restrooms, a breakroom, small warehouse (25' x 75'), one 14' overhead door and one dock-high door.
- Monument signage available.
- Great location with easy access to I-229 and Benson Road.
- Available mid-April 2025.

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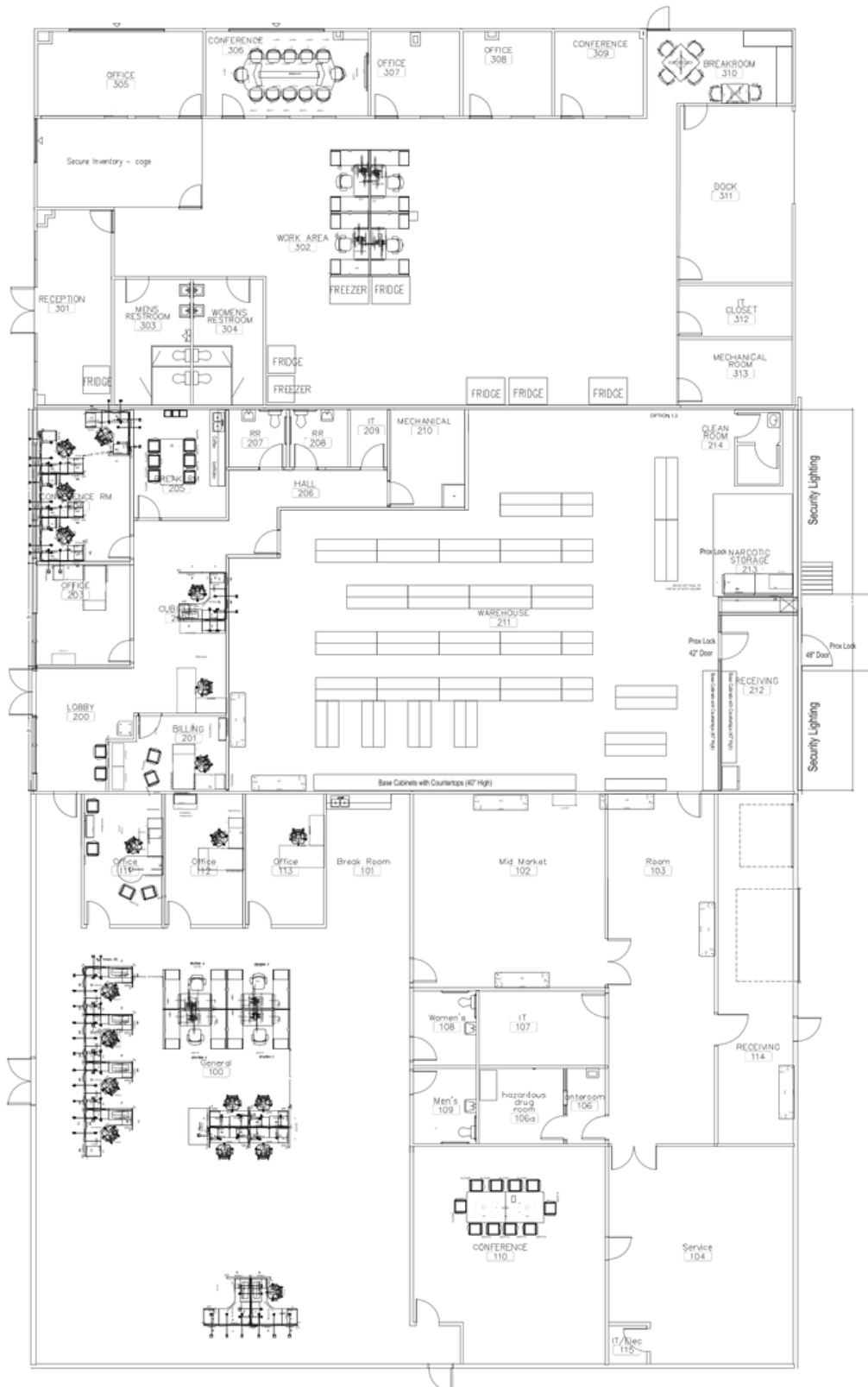




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