

FOR SALE



SIoux FALLS CORPORATE CENTRE I

Bender
COMMERCIAL



**2500 EAST 52ND STREET NORTH
SIoux FALLS, SD**



44,704 SF



**\$5,990,336
(\$134/SF)**

- Flex/Office building located in northeast Sioux Falls.
- Built in 2000. 5.06 acre lot.
- Perfect for owner-occupant or conversion.
- Large open work areas with perimeter private offices, conference room, training room and breakroom.
- Two (2) dock-high doors.
- 19' clear height (20' at roof deck).
- Large parking lot with a parking ratio of 1 space per 147 SF.
- Monument signage available.
- Easy access to Benson Road and I-229.
- Also available for lease - contact broker for details.

ANDI ANDERSON, SIOR | andi@benderco.com | 605-782-1660



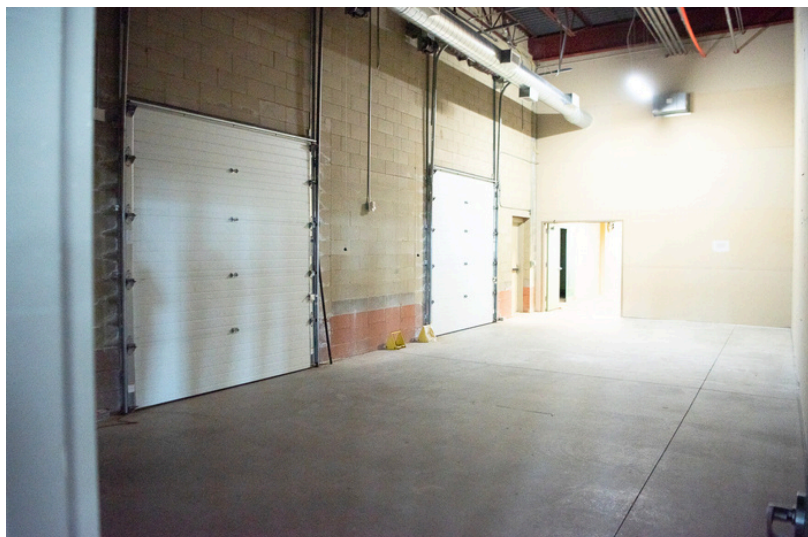
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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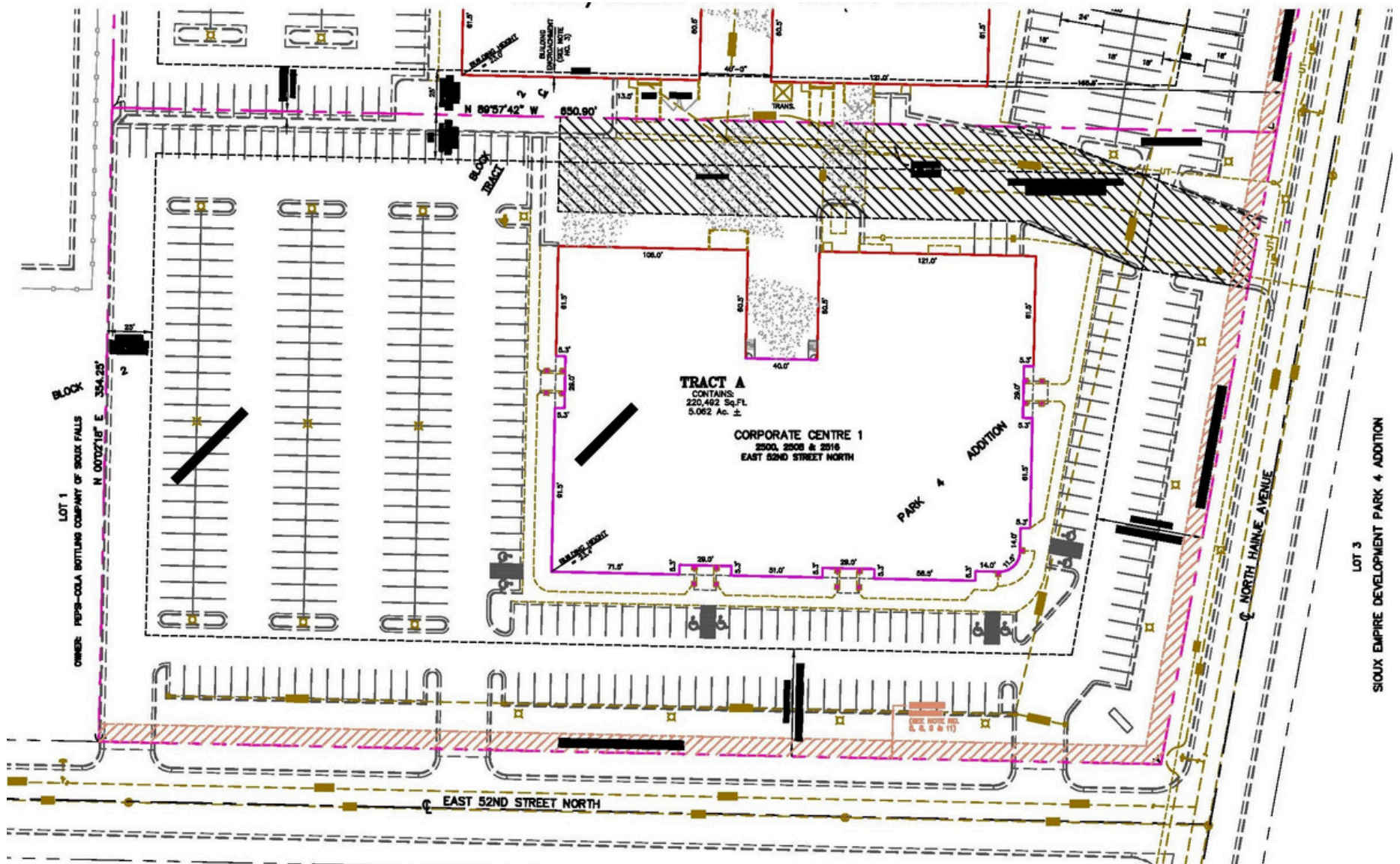
FLEX SPACE FOR SALE



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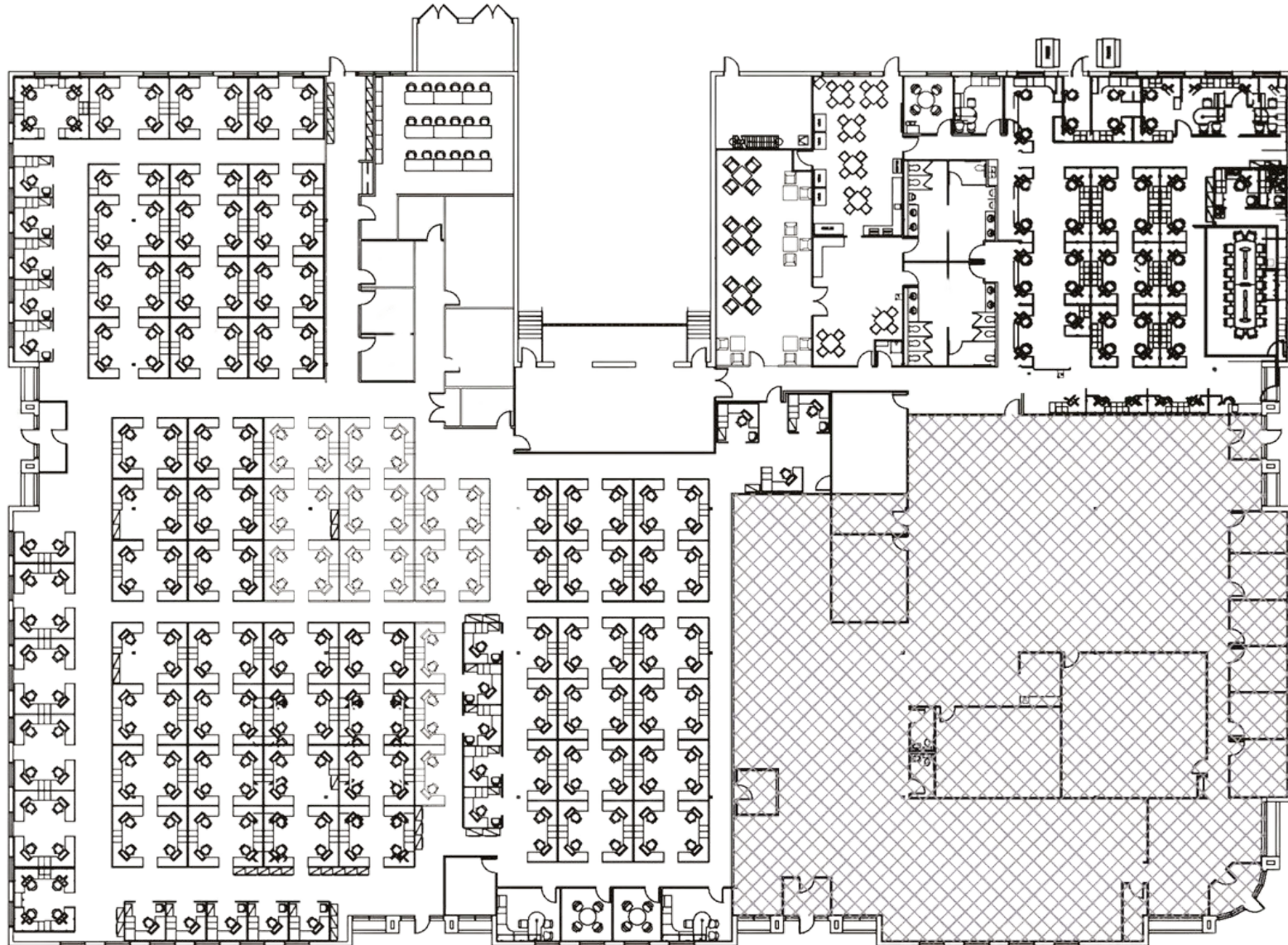
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