

**FOR LEASE**



# CLIFF AVE COLD STORAGE

## INDUSTRIAL SPACE FOR LEASE

**Bender**  
COMMERCIAL

 **4100 NORTH CLIFF AVENUE**  
**SIoux FALLS, SD**



**APPROX. 3,000 SF**

**\$ \$1,500/MO GROSS**

- Cold storage industrial space along North Cliff Avenue near I-90 in Sioux Falls.
- Exterior loading dock area.
- Includes shared storage space with one (1) overhead door on east end of building.
- Space has 9' ceiling.
- Secured with fence.

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