

FOR LEASE



12TH STREET INDUSTRIAL SPACE

Bender
COMMERCIAL



**6408 WEST 12TH STREET
SIOUX FALLS, SD**



29,006 SF



\$6.00/SF NNN

- Six industrial/flex buildings located along 12th Street near Sertoma Avenue.
- Entire property can be leased together or separately – contact broker for options.
- Variety of sizes that can accommodate most industrial users.
- Great visibility along 12th Street with a daily traffic count of 24,100 vehicles.
- Buildings have multiple grade-level overhead and dock-high doors.
- Portion of the property is fenced.
- Easy access to I-29.
- Neighboring businesses include Unclaimed Freight Furniture, Anderson's Collision Center, Sioux International, Get N Go and Magellan Pipeline Corp.

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

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INDUSTRIAL/FLEX SPACE FOR LEASE



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BUILDING A - OFFICE/FLEX SPACE

- 4,535 SF
- Frontage along 12th street
- Five (5) private offices
- Breakroom, parts/flex area
- Restrooms



12TH ST INDUSTRIAL SPACE

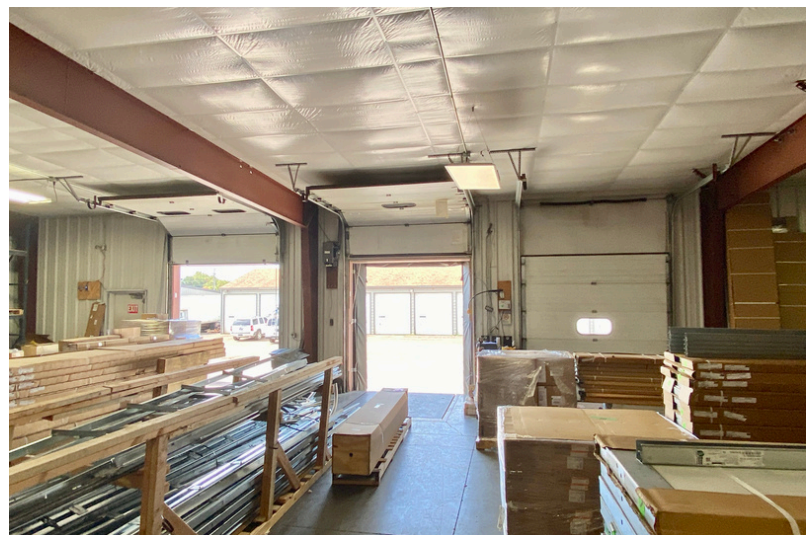


INDUSTRIAL/FLEX SPACE FOR LEASE



BUILDING A - WAREHOUSE

- 10,312 SF
- Fenced lot
- Four (4) dock-high doors
- Two (2) overhead doors with loading ramp
- Restrooms



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BUILDING B - WAREHOUSE

- 9,000 SF
- Six (6) 14' grade-level doors
- One (1) 12' grade-level door
- Warehouse/storage space



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INDUSTRIAL/FLEX SPACE FOR LEASE



STORAGE BUILDING C

- 2,992 SF
- Four (4) 14' grade-level doors
- Cold storage



STORAGE BUILDING D

- 1,392 SF
- Three (4) 14' grade-level doors
- Cold storage



STORAGE BUILDING - Included with A

- 775 SF +/-
- Two (2) 10' grade-level doors
- Cold storage

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