

FOR LEASE



12TH STREET INDUSTRIAL SPACES

Bender
COMMERCIAL



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



4,500 SF - 11,087 SF



**PRICING ON
FOLLOWING PAGES**

- Industrial/flex buildings located along 12th Street near Sertoma Avenue.
- Property can be leased together or separately – see following pages 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.

DUSTIN HABER

dustin@benderco.com

605-376-5890

ROB FAGNAN, SIOR

rob@benderco.com

605-521-5444



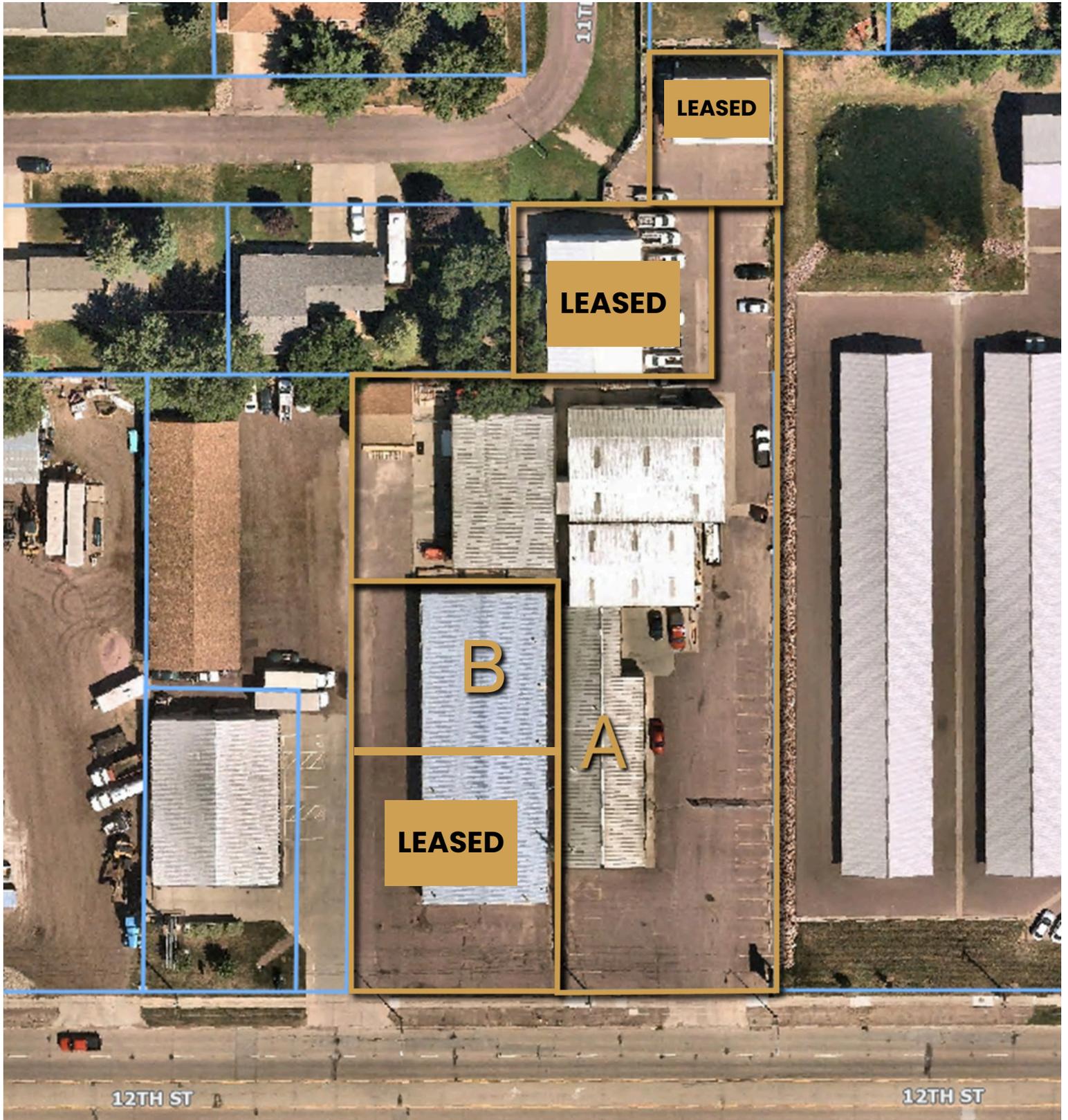
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

© 2025 Bender Companies. Information herein deemed reliable, but not guaranteed.

12TH ST INDUSTRIAL SPACE



INDUSTRIAL/FLEX SPACE FOR LEASE



12TH ST INDUSTRIAL SPACE



INDUSTRIAL/FLEX SPACE FOR LEASE – BUILDING A



BUILDING A - OFFICE/FLEX AND WAREHOUSE SPACES

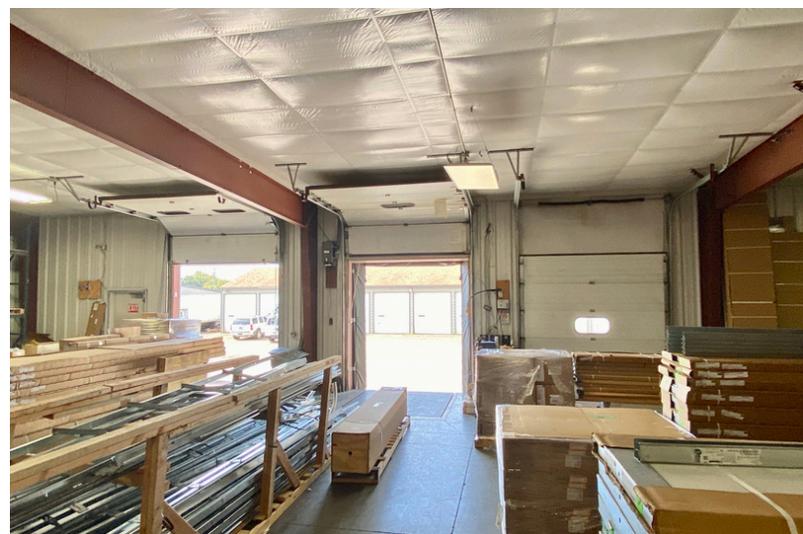
- 4,535 SF Office/Flex space
- 11,087 SF Warehouse space
- \$6.85/SF NNN
- Frontage along 12th street
- Five (5) private offices
- Breakroom, parts/flex area
- Fenced lot
- Four (4) dock-high doors
- Four (4) overhead doors with two (2) loading ramps
- Mix of heated and cold storage
- Restrooms



12TH ST INDUSTRIAL SPACE



INDUSTRIAL/FLEX SPACE FOR LEASE – BUILDING A



12TH ST INDUSTRIAL SPACE

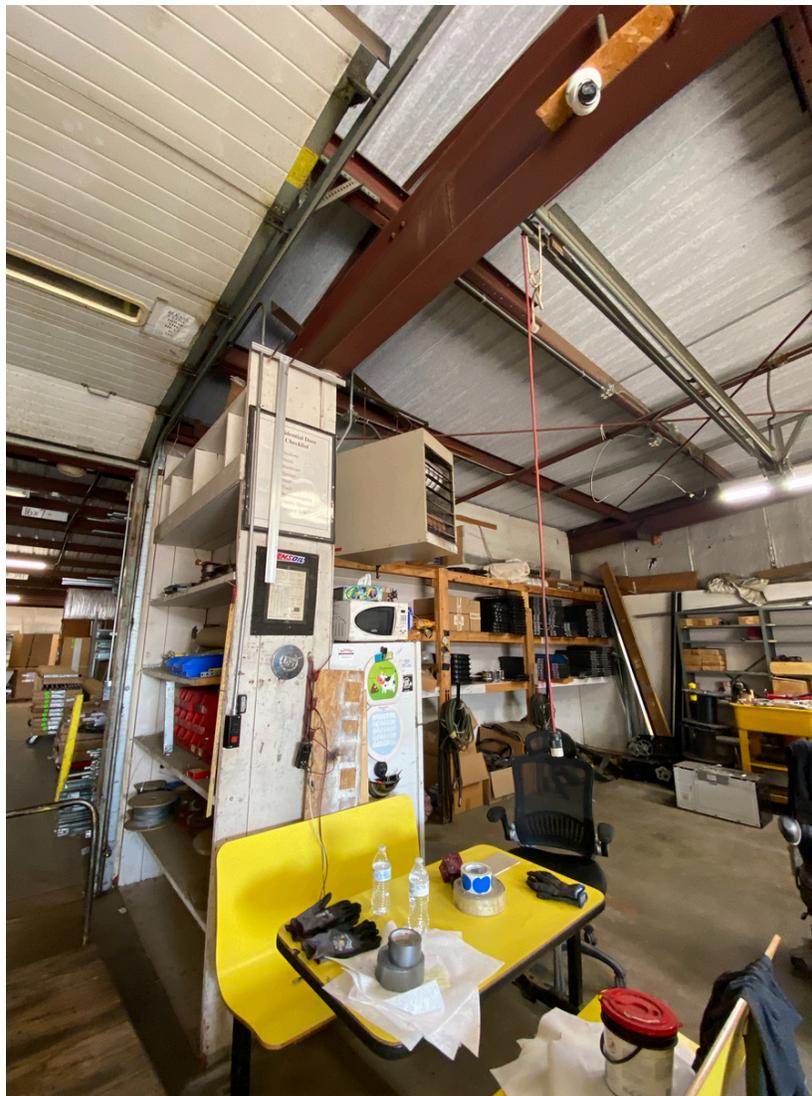


INDUSTRIAL/FLEX SPACE FOR LEASE – BUILDING B



BUILDING B - WAREHOUSE

- Approx. 4,500 SF
- \$6.00/SF NNN
- Three (3) 14' grade-level doors
- Warehouse/storage space



12TH ST INDUSTRIAL SPACE



INDUSTRIAL/FLEX SPACE FOR LEASE

