

FOR LEASE



12TH STREET INDUSTRIAL SPACES

Bender
COMMERCIAL



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



1,392 SF - 11,087 SF



**PRICING ON
FOLLOWING PAGES**

- Six industrial/flex buildings located along 12th Street near Sertoma Avenue.
- Entire 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.

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12TH ST INDUSTRIAL SPACE



INDUSTRIAL/FLEX SPACE FOR LEASE



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12TH ST INDUSTRIAL SPACE



INDUSTRIAL/FLEX SPACE FOR LEASE – BUILDING A



BUILDING A – OFFICE/FLEX AND WAREHOUSE SPACES

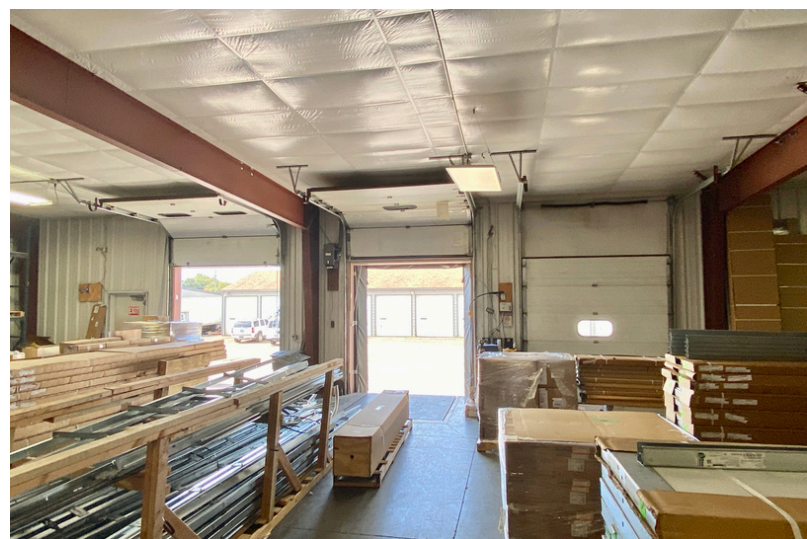
- 4,535 SF Office/Flex space
- 11,087 SF Warehouse space
- \$6.85/SF NNN
- Frontage along 12th street
- Five (5) private offices
- Breakroom, parts/flex area
- Fenced lot
- Four (4) dock-high doors
- Four (4) overhead doors with two (2) loading ramps
- Mix of heated and cold storage
- Restrooms



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

- 9,000 SF
- \$6.00/SF NNN
- Six (6) 14' grade-level doors
- One (1) 12' grade-level door
- Warehouse/storage space



12TH ST INDUSTRIAL SPACE



INDUSTRIAL/FLEX SPACE FOR LEASE – BUILDING C



STORAGE BUILDING C

- 2,992 SF
- \$1,000/Month + Utilities
- Four (4) 14' grade-level doors
- Cold storage

INDUSTRIAL/FLEX SPACE FOR LEASE – BUILDING D



STORAGE BUILDING D

- 1,392 SF
- \$500/Month + Utilities
- Three (4) 14' grade-level doors
- Cold storage

12TH ST INDUSTRIAL SPACE



INDUSTRIAL/FLEX SPACE FOR LEASE

