

FOR LEASE



WEST 53RD FLEX SPACE

Bender
COMMERCIAL



**3901 WEST 53RD STREET
SIOUX FALLS, SD**



**11,500 SF +/-
TO 23,500 SF +/-**



\$8.00/SF NNN

- Space includes a mix of warehouse, office, numerous restrooms, breakroom, and outdoor patio area.
- Fully temperature controlled building.
- Flexible suite sizes based on tenant needs.
- Zoned I-1 Light Industrial.
- Potential access to dock door. Contact broker for details.
- Signage available.
- Ample parking available.
- Great south side location near 57th Street and Louise with easy access to I-229 and I-29. Close to the Empire Mall and Empire East, along with numerous restaurants and retail locations.

ROB KURTENBACH | rk@benderco.com | 605-940-0559



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

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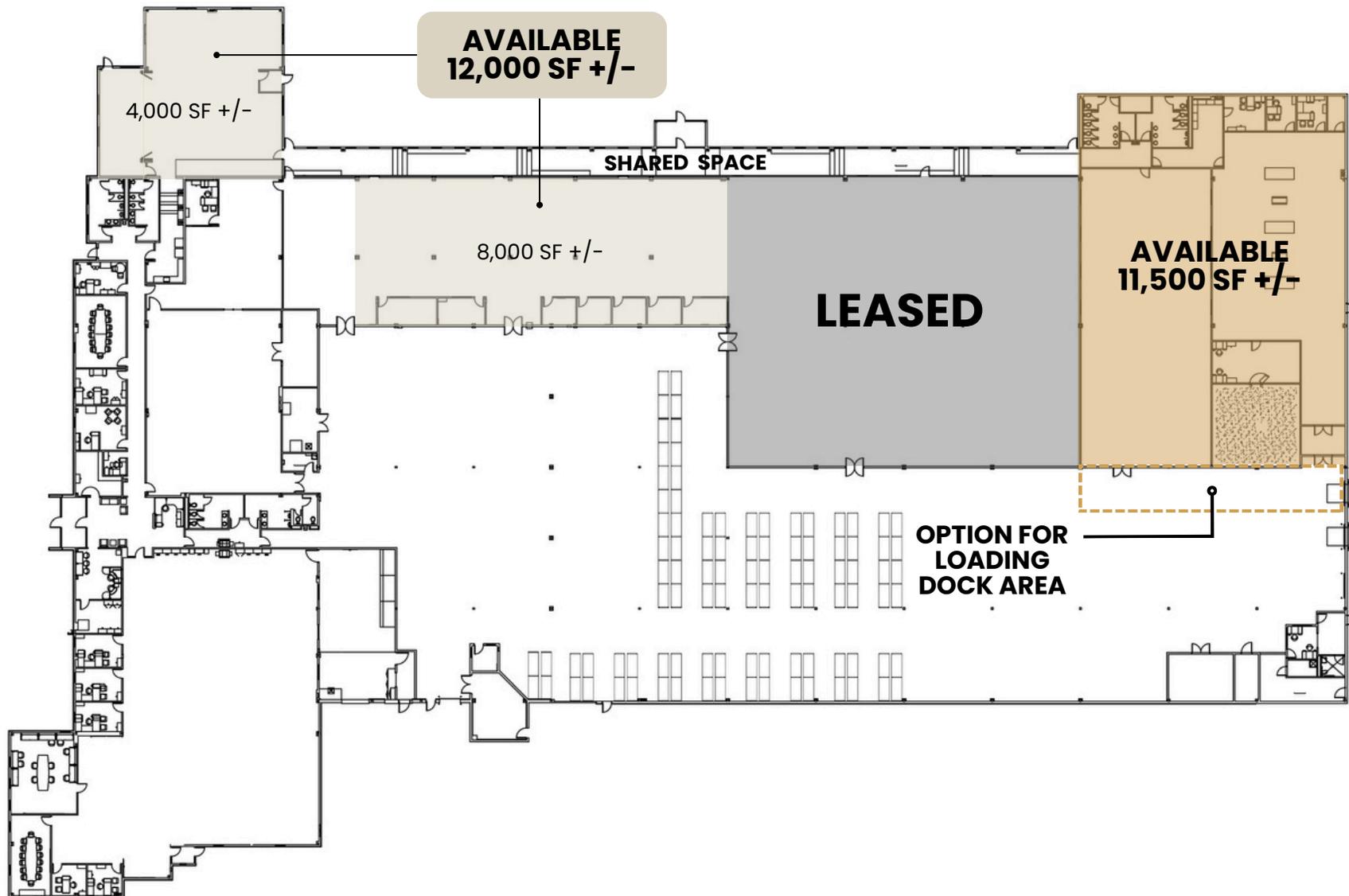
WAREHOUSE AND OFFICE SPACE



WEST 53RD FLEX SPACE



FLOOR PLAN



WEST 53RD FLEX SPACE



WAREHOUSE AND OFFICE SPACE

