

FOR LEASE



WEST 53RD FLEX SPACE

Bender
COMMERCIAL



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



**7,500 SF +/-
TO 35,000 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



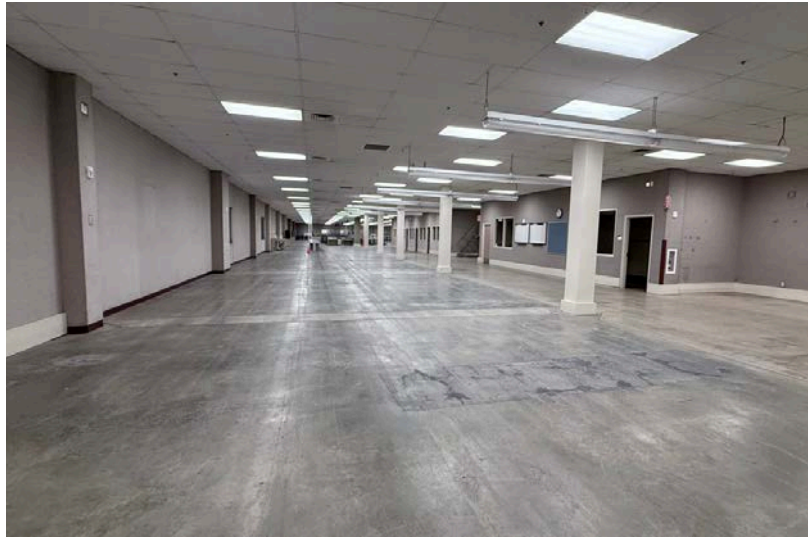
Bender Commercial Real Estate Services | 305 West 57th Street, Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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

WEST 53RD FLEX SPACE



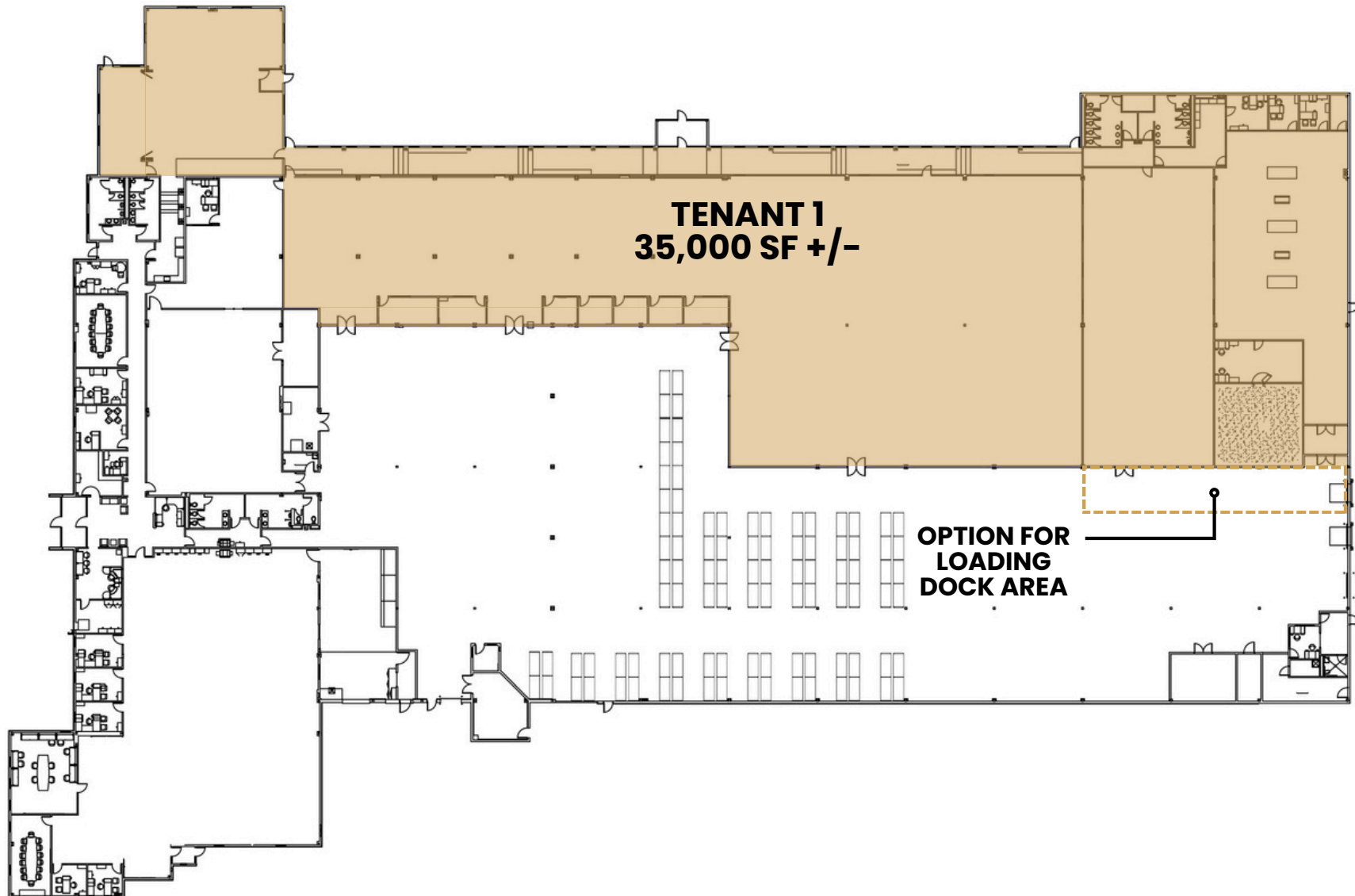
WAREHOUSE AND OFFICE SPACE



WEST 53RD FLEX SPACE



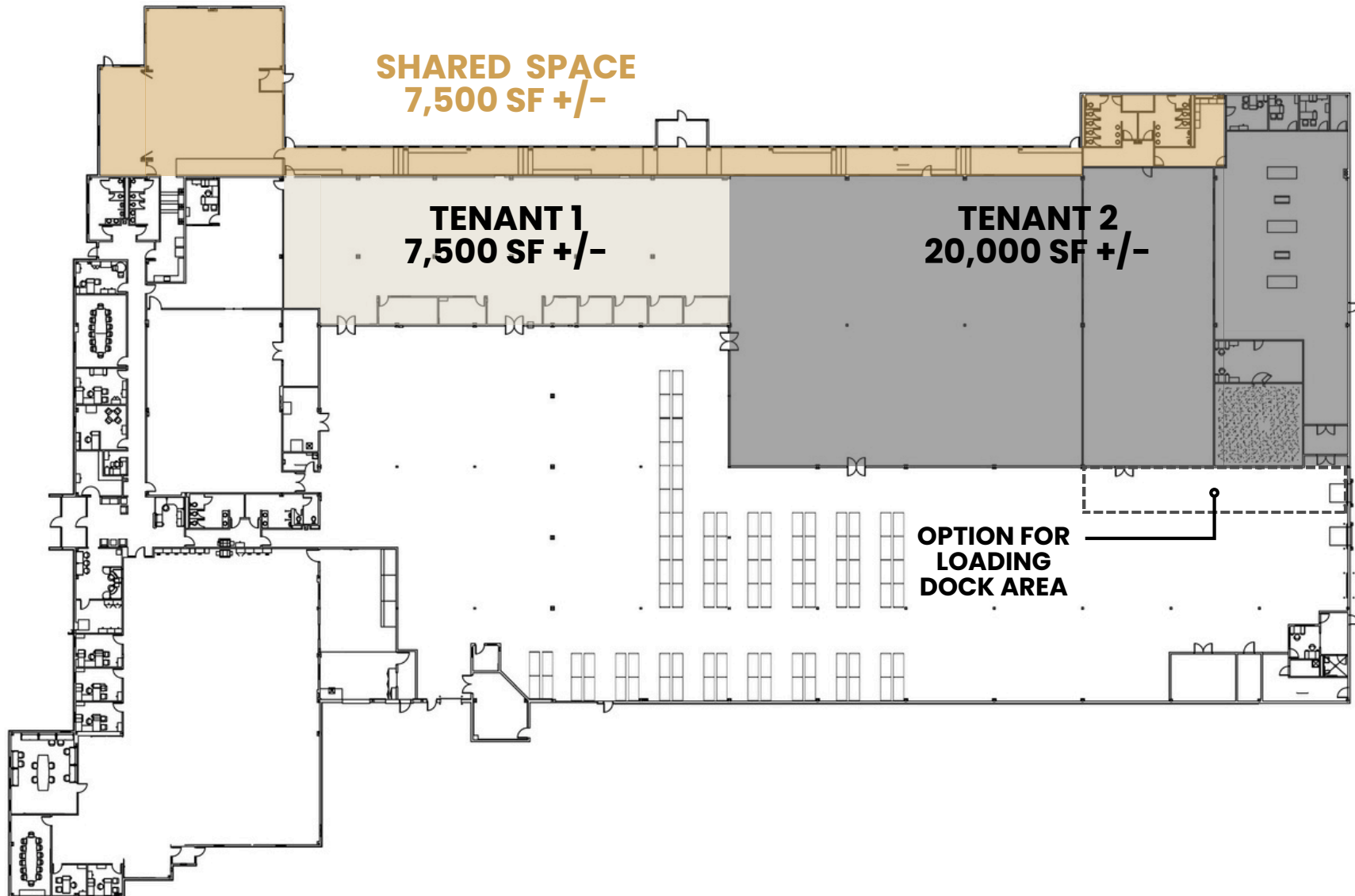
ONE TENANT OPTION



WEST 53RD FLEX SPACE



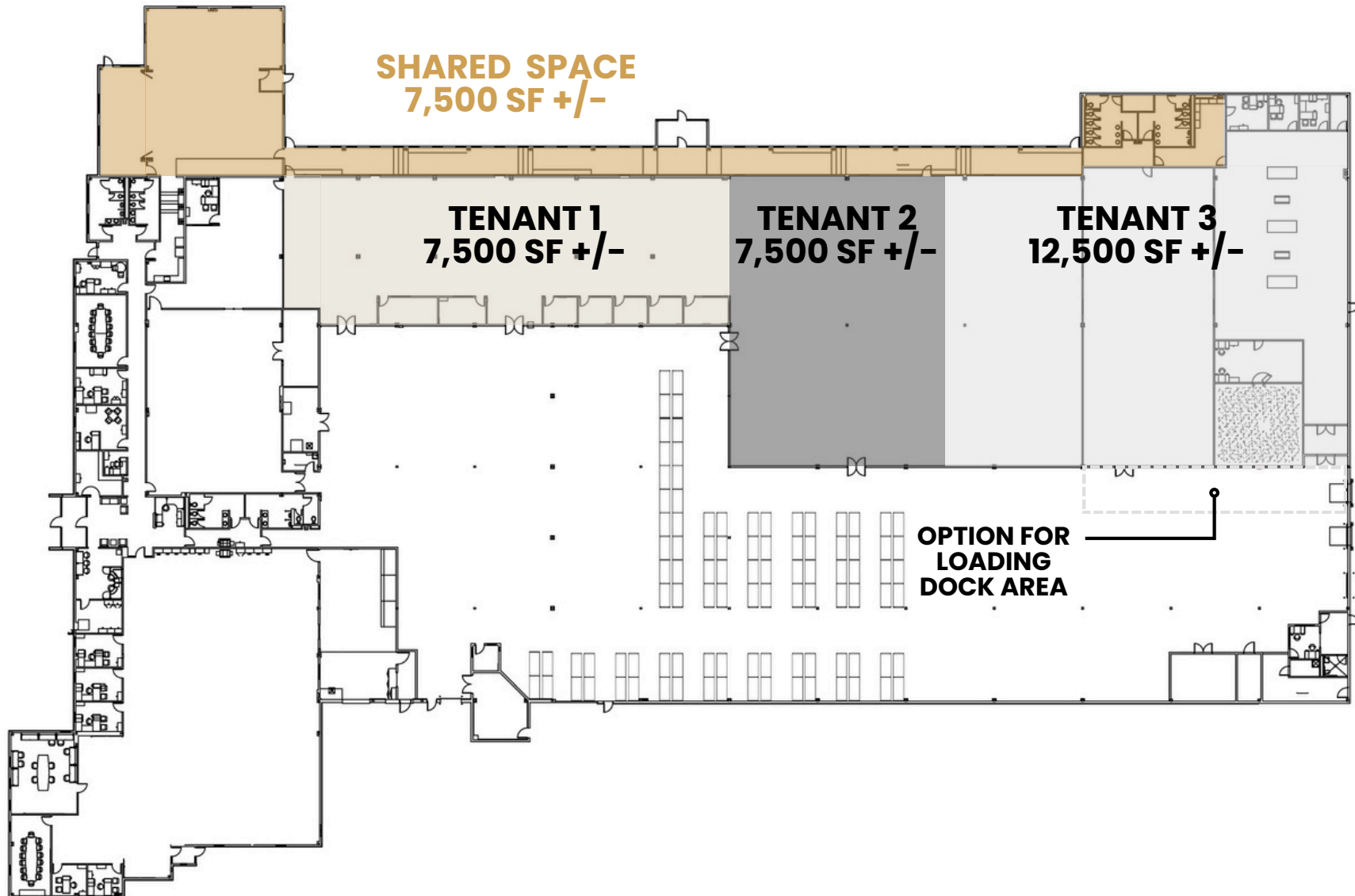
TWO TENANT OPTION



WEST 53RD FLEX SPACE



THREE TENANT OPTION



WEST 53RD FLEX SPACE



WAREHOUSE AND OFFICE SPACE

