


FOR LEASE




VELOCITY BUILDINGS

INDUSTRIAL FLEX SPACES

Bender
COMMERCIAL

 **4100 & 4120 E PRODUCER LANE**
SIOUX FALLS, SD

 **40,000 SF**
(2 BUILDINGS)

 **\$8.25/SF NNN**
EST NNN: \$2.52/SF

- Under-construction flex space located on the corner of Producer Lane and Velocity Avenue in Sioux Empire Development Park 8.
- Two buildings (20,000 SF each). Subdividable to 4,000 SF.
- 3-Phase Power. Forced-air heat. 28' sidewalls.
- Building A has dock doors and office space available.
- Building B has grade-level doors and office space available.
- Easy access to Cliff Avenue, Benson Road, I-229, I-90 and Veterans Parkway.
- Tenant Improvement Allowance available – Contact broker for details.

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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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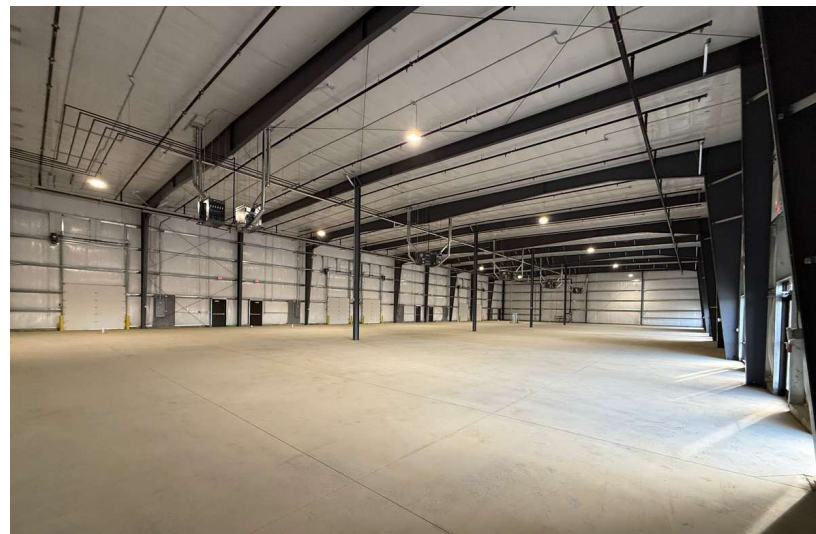
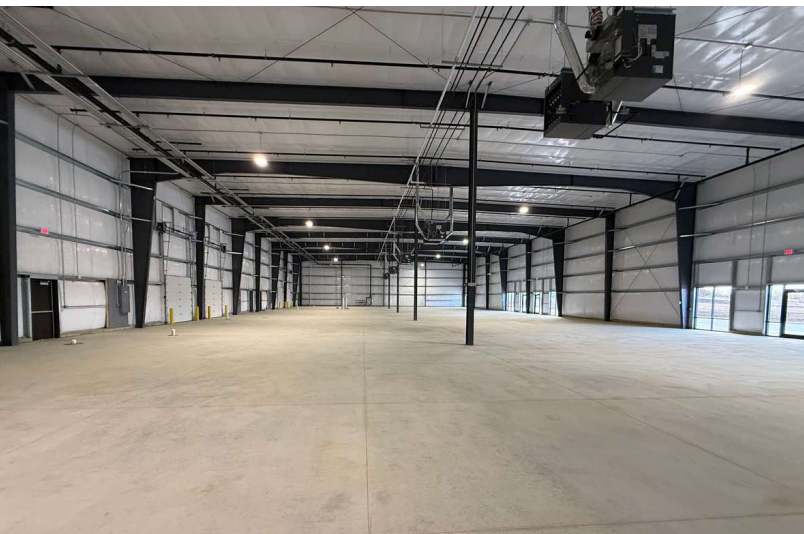
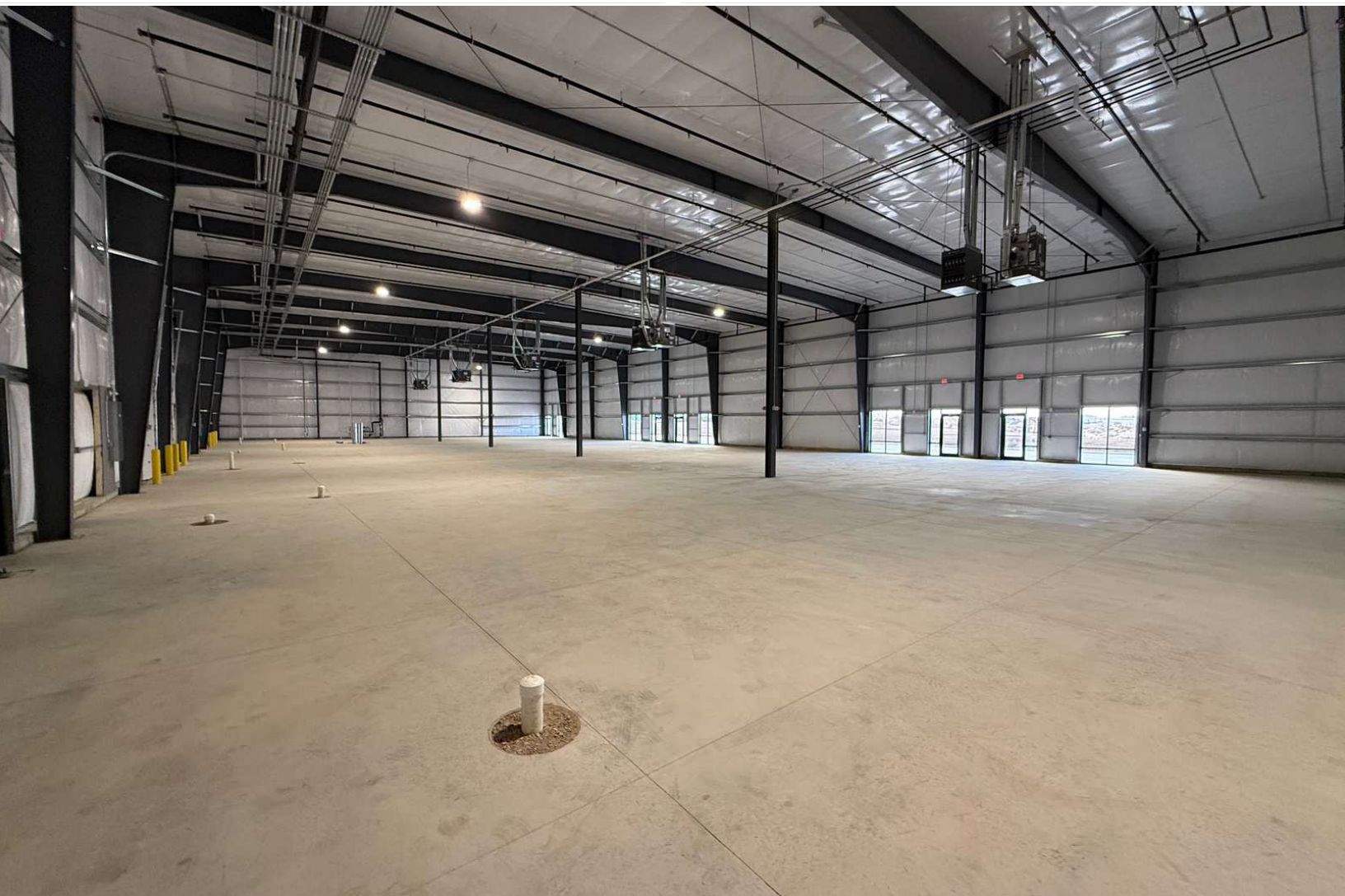
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VELOCITY BUILDINGS



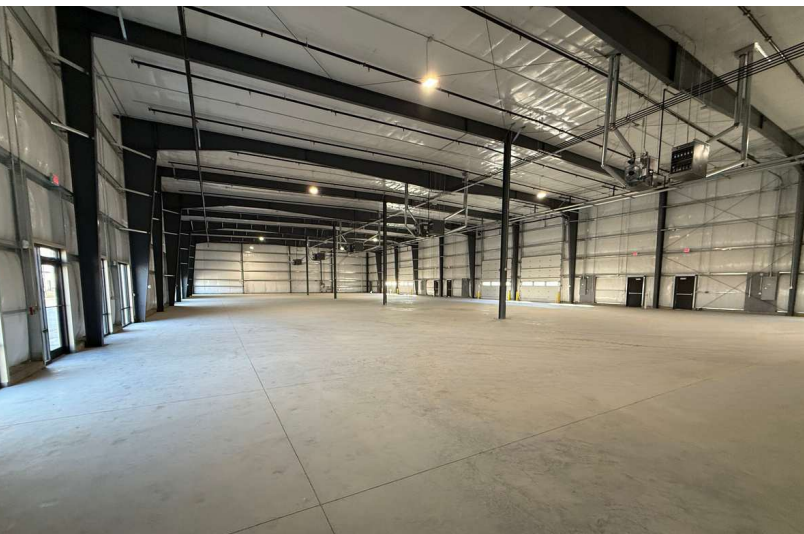
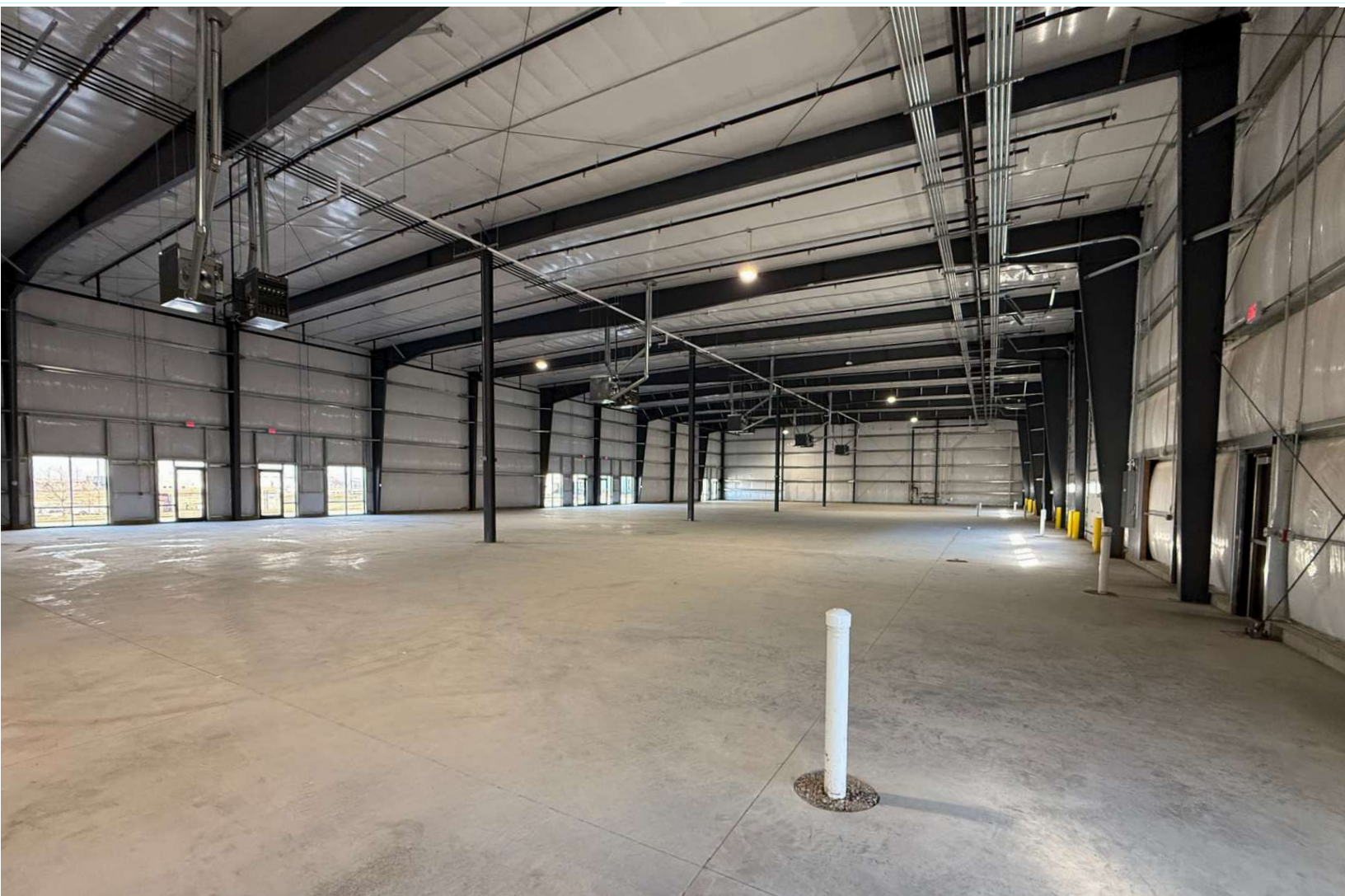
BUILDING A



VELOCITY BUILDINGS



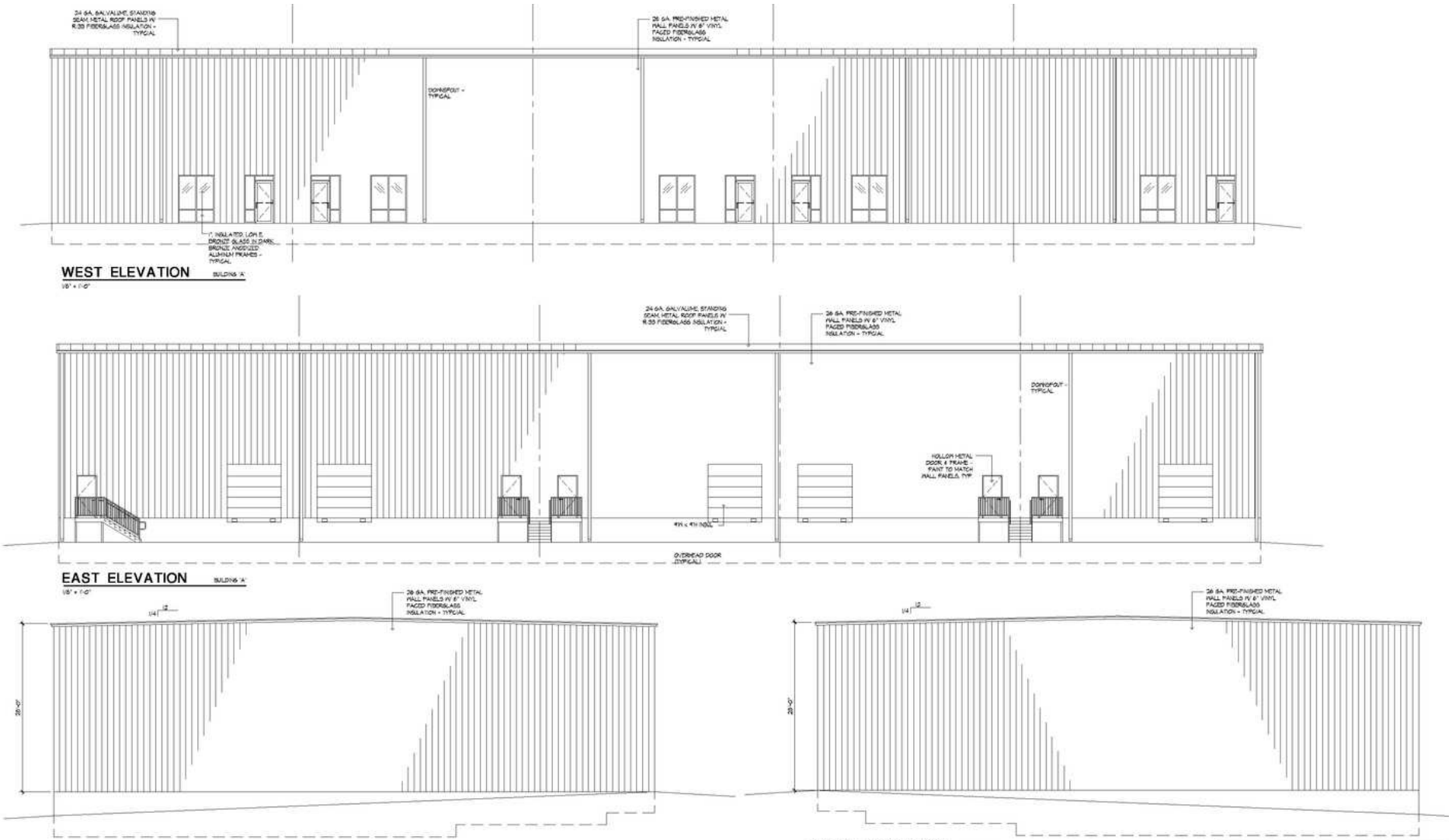
BUILDING B



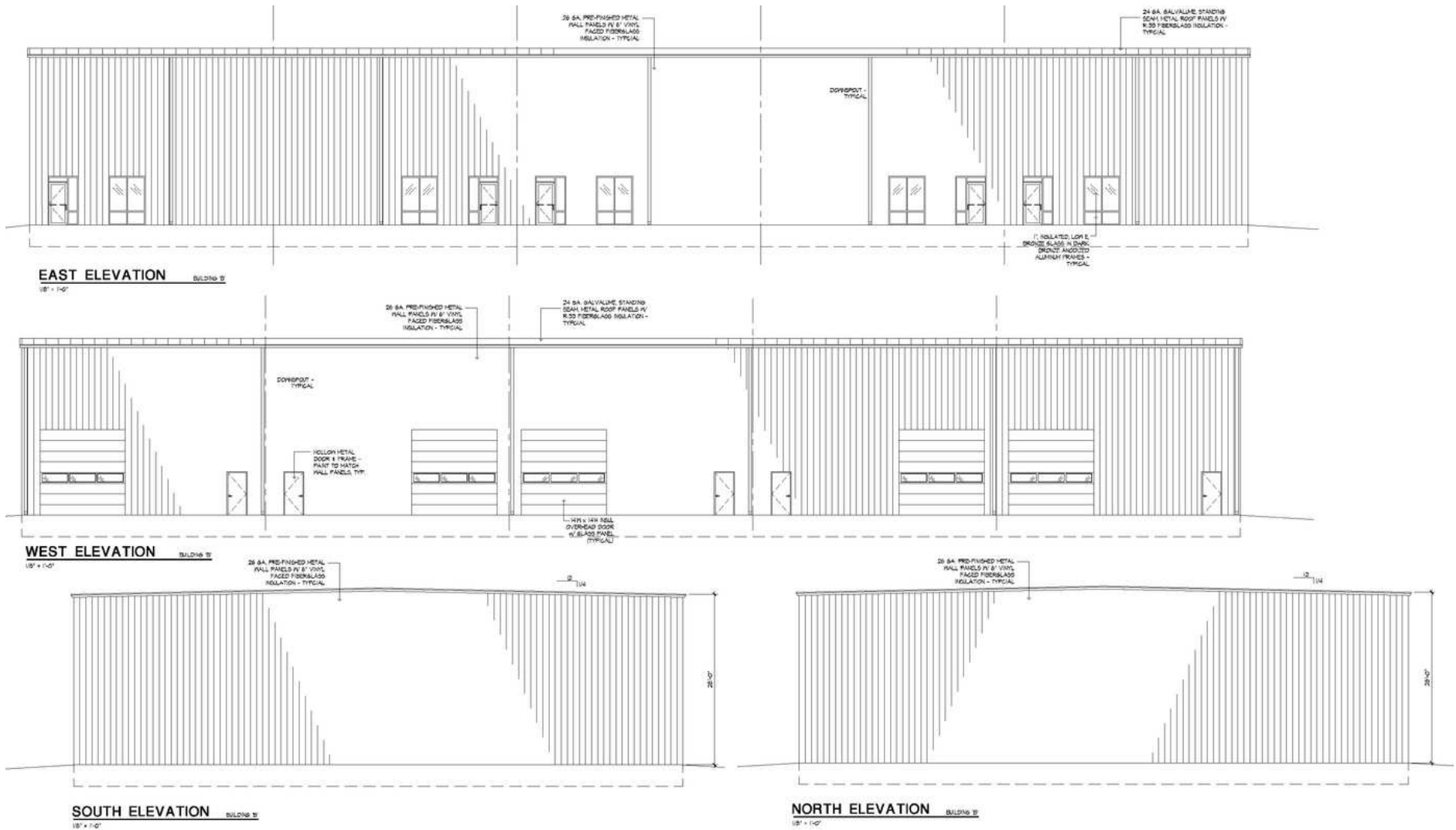
VELOCITY BUILDINGS



BUILDING A



BUILDING B



VELOCITY BUILDINGS



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