

**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**

- 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 and grade-level doors and office space available.
- Building B has grade-level doors and office space available.
- Expected completion of December 2025.
- Easy access to Cliff Avenue, Benson Road, I-229, I-90 and Veterans Parkway.

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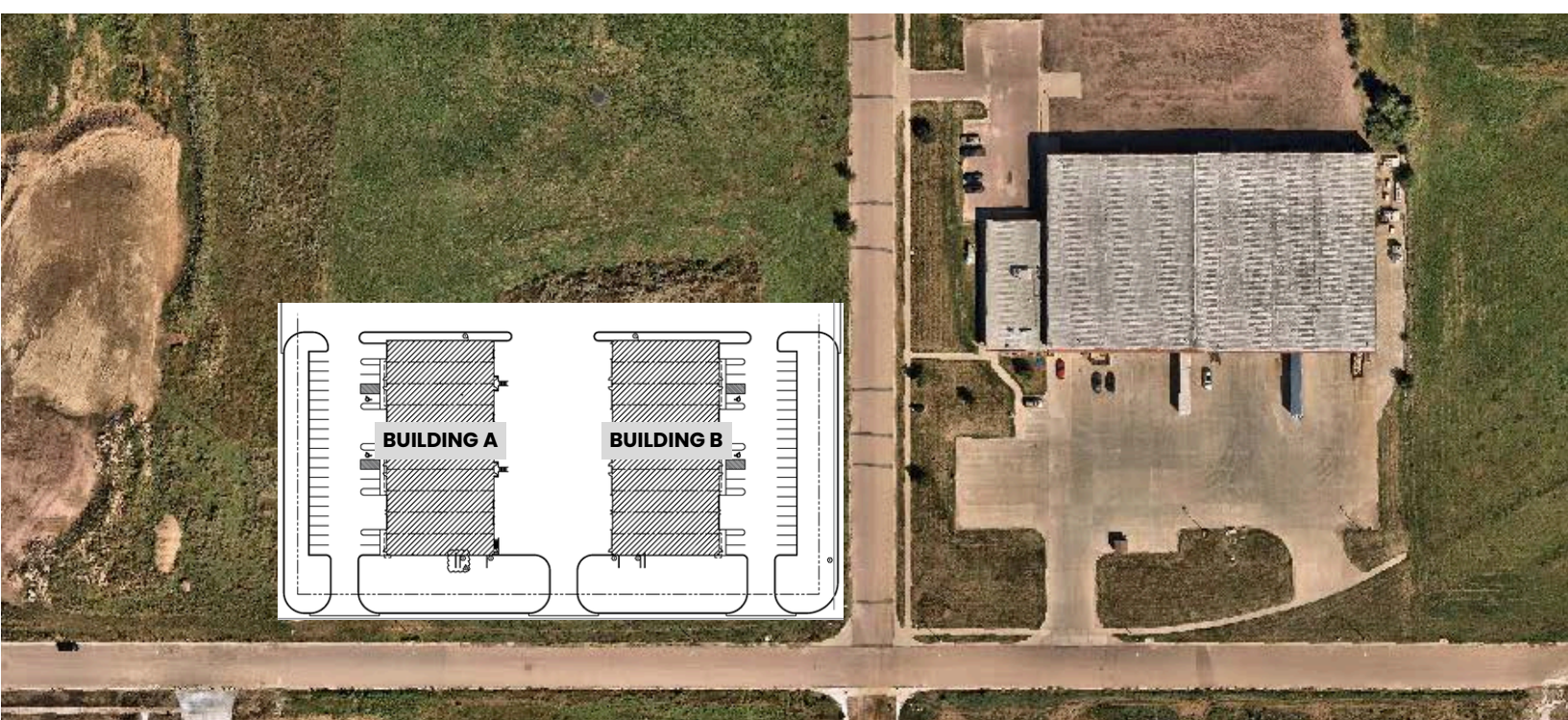
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# VELOCITY BUILDINGS



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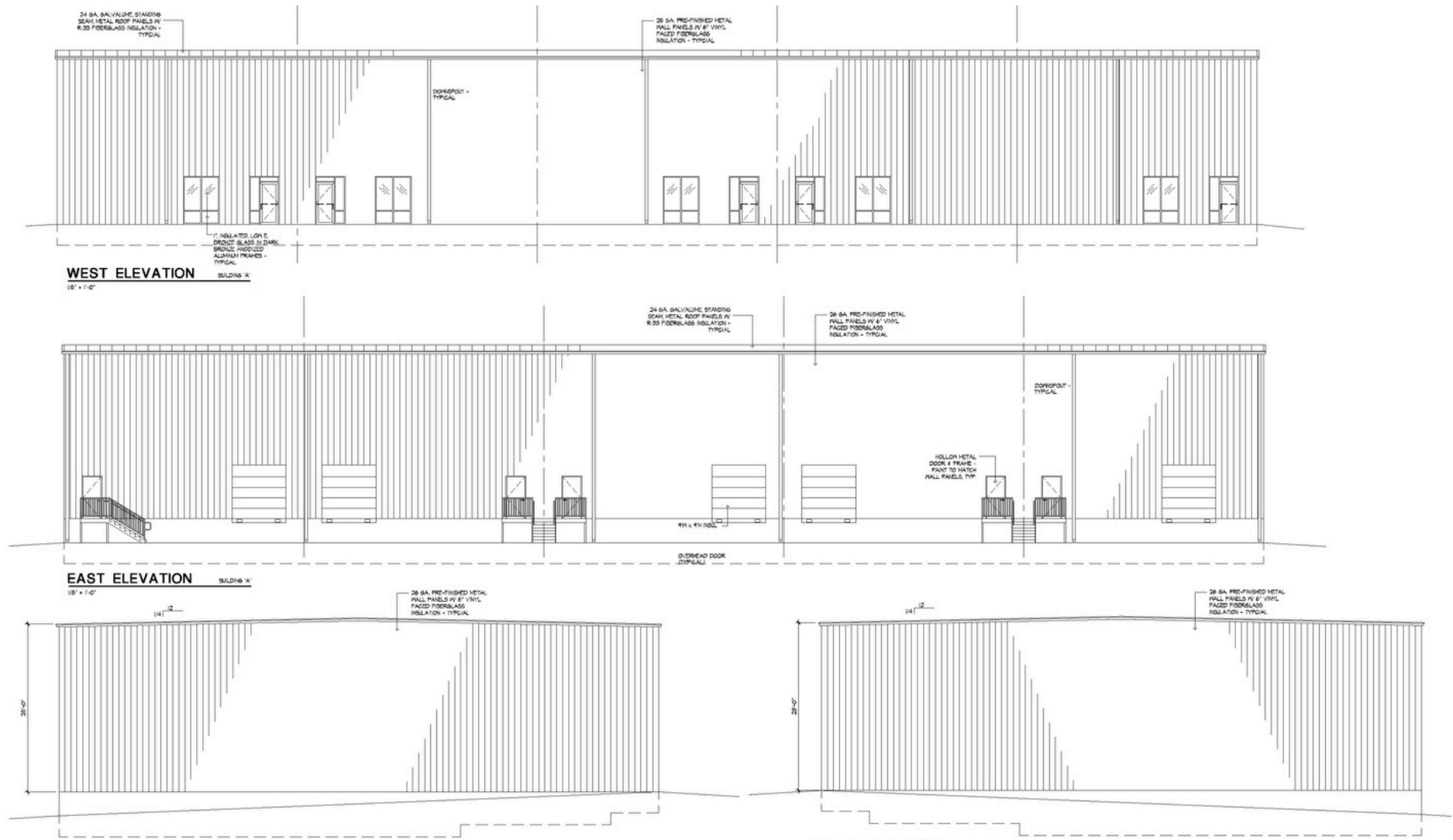
## CONCEPT BUILDINGS



# VELOCITY BUILDINGS



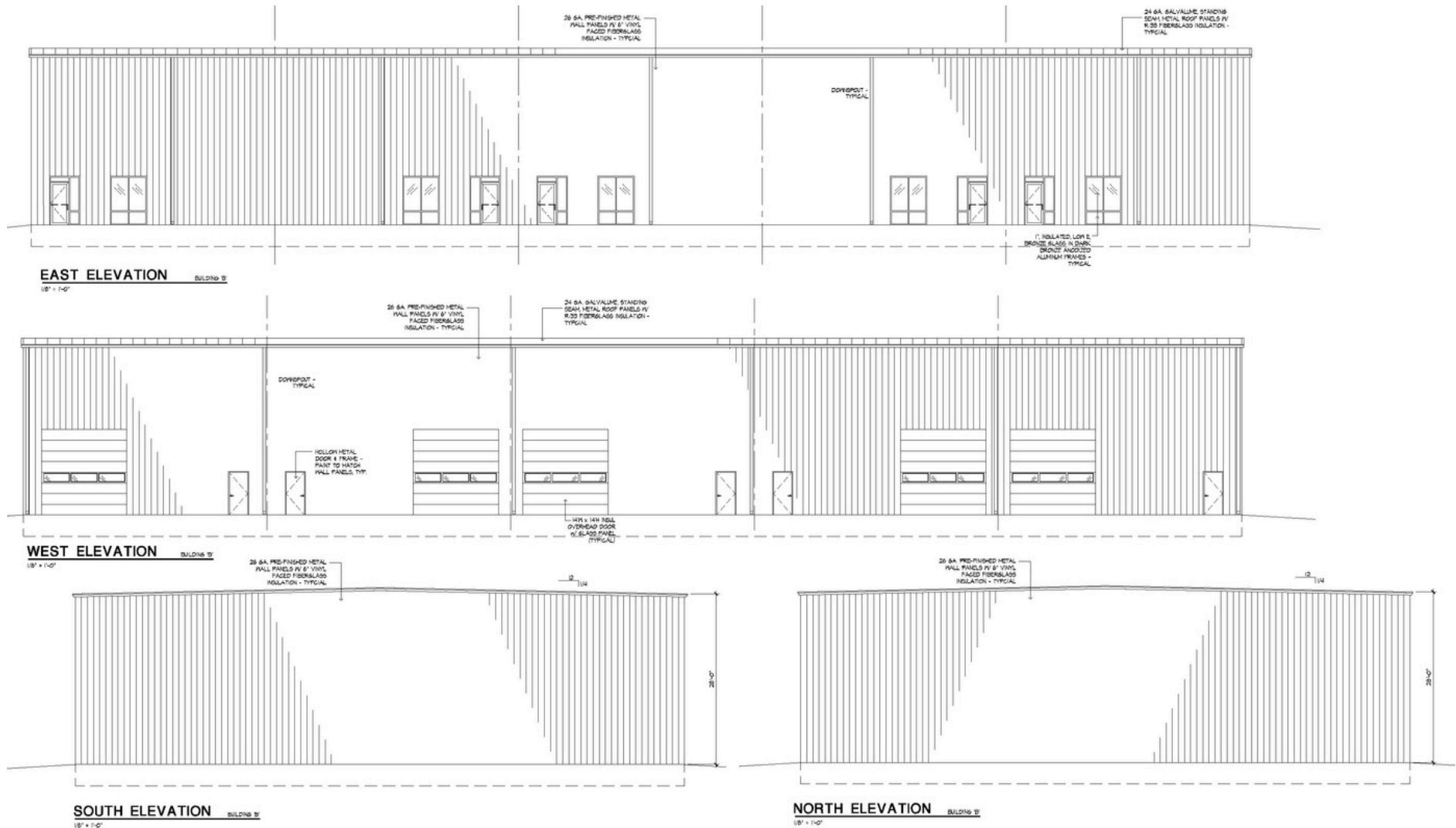
## BUILDING A



# VELOCITY BUILDINGS



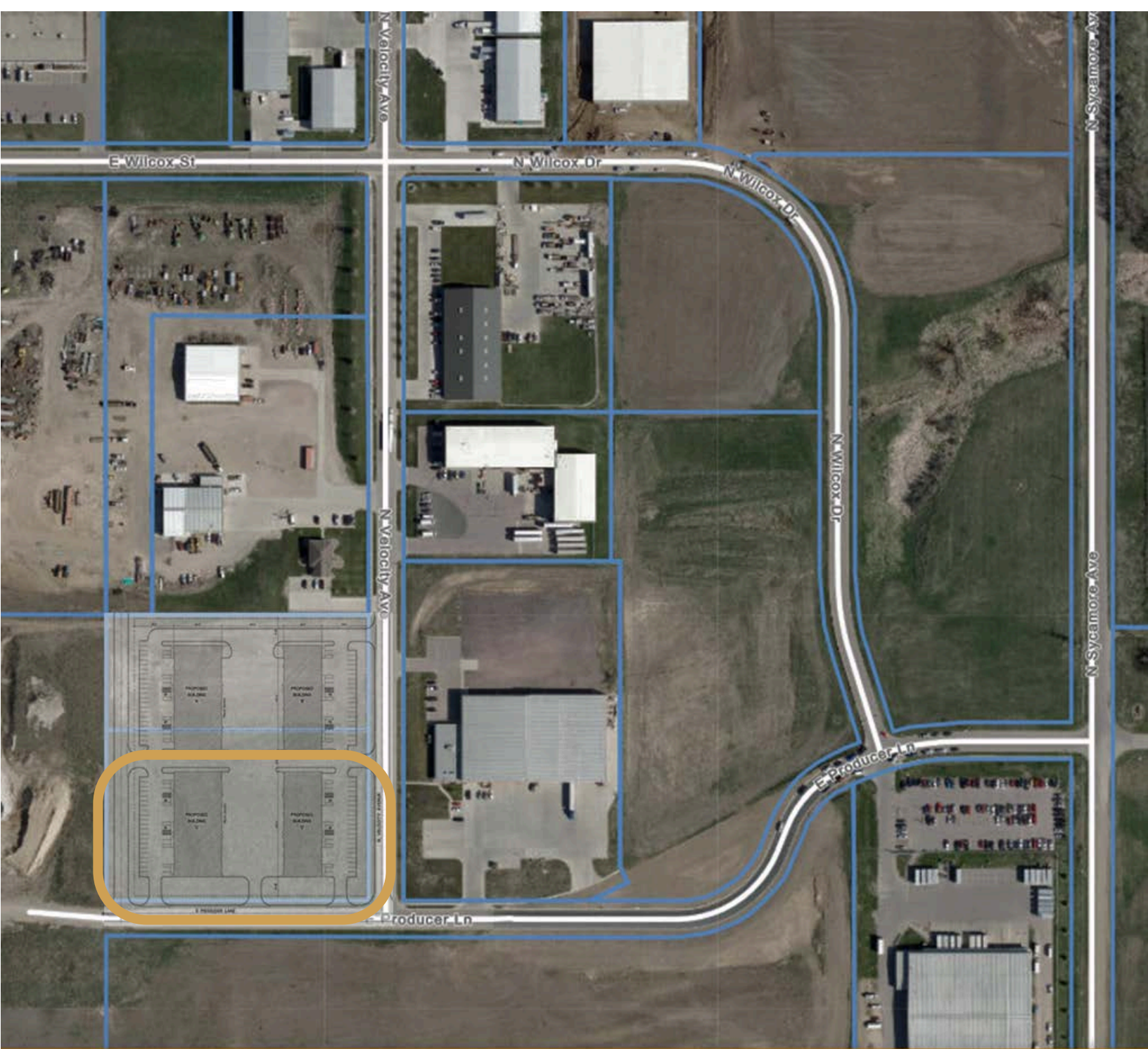
## BUILDING B



# VELOCITY BUILDINGS



## INDUSTRIAL FLEX SPACE FOR LEASE



# VELOCITY BUILDINGS



## INDUSTRIAL FLEX SPACE FOR LEASE

