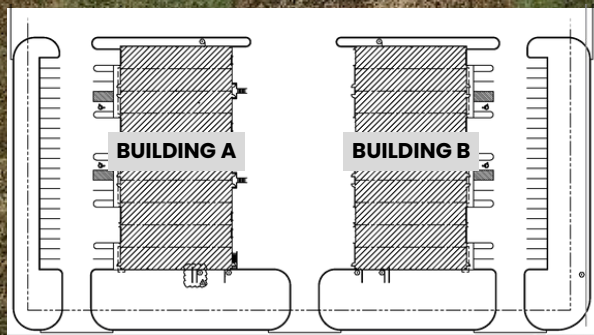


FOR LEASE



VELOCITY BUILDINGS

INDUSTRIAL FLEX SPACES

Bender
COMMERCIAL



**4701 NORTH VELOCITY AVENUE
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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VELOCITY BUILDINGS



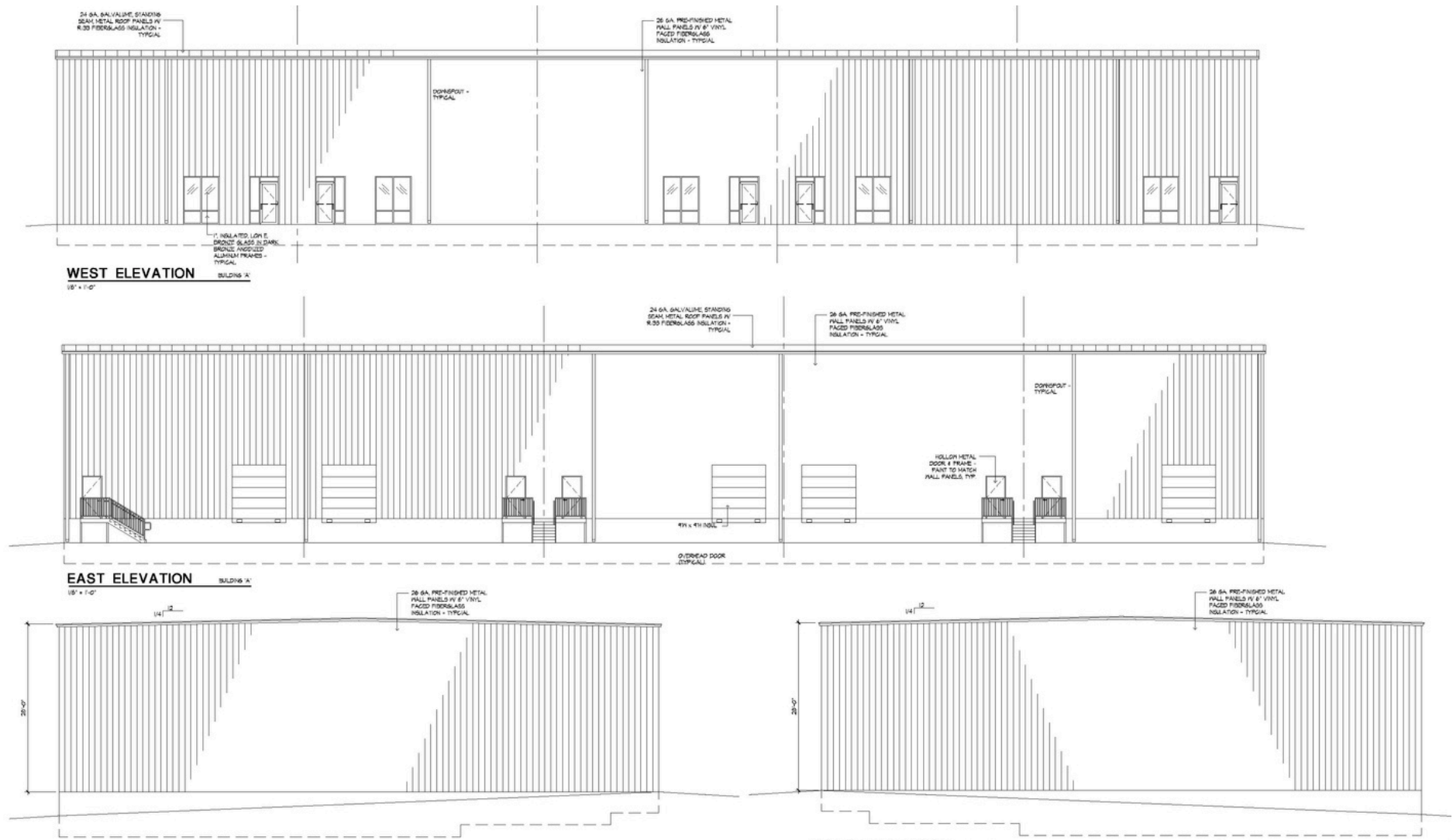
CONCEPT BUILDINGS



VELOCITY BUILDINGS



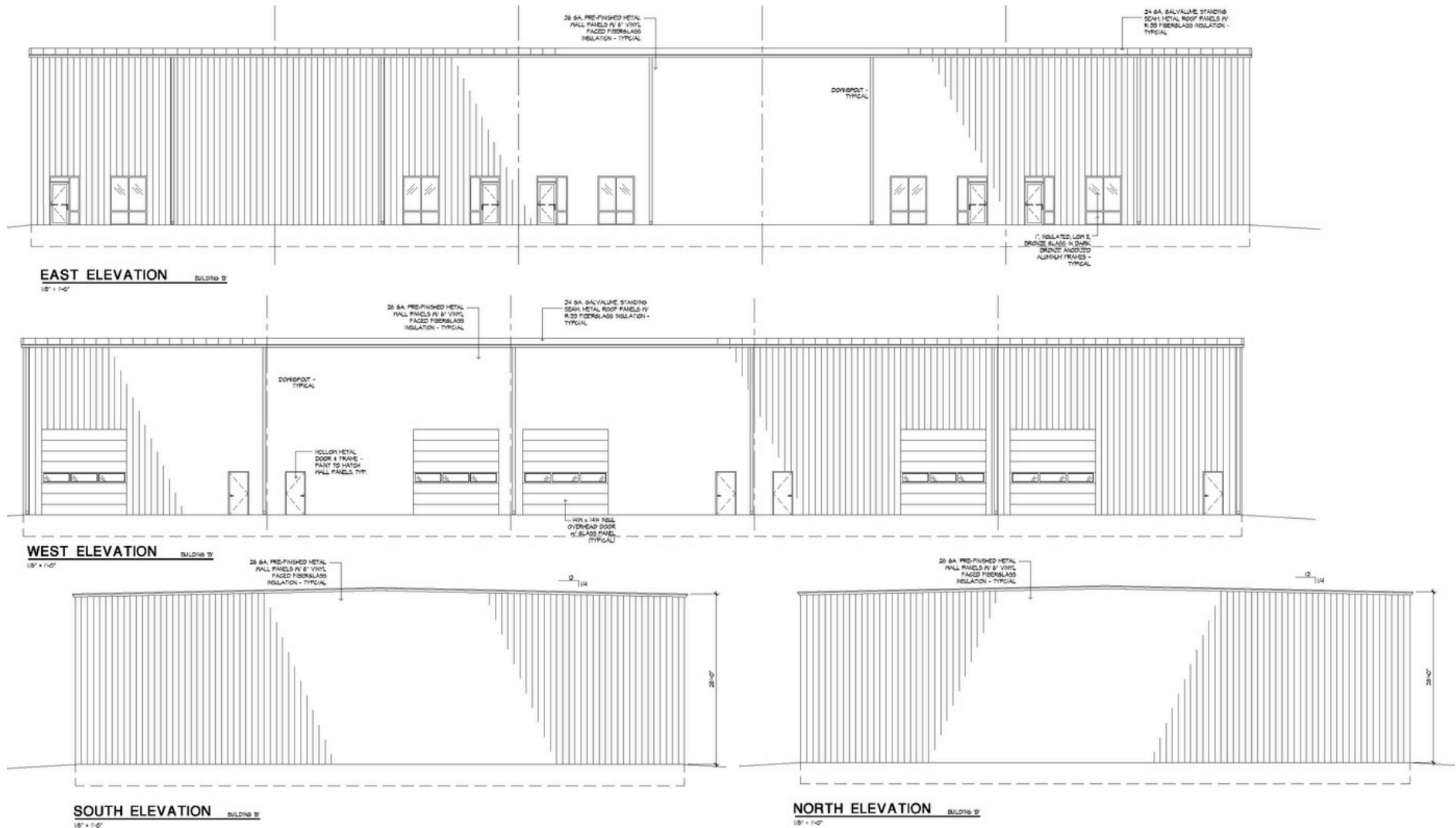
BUILDING A



VELOCITY BUILDINGS



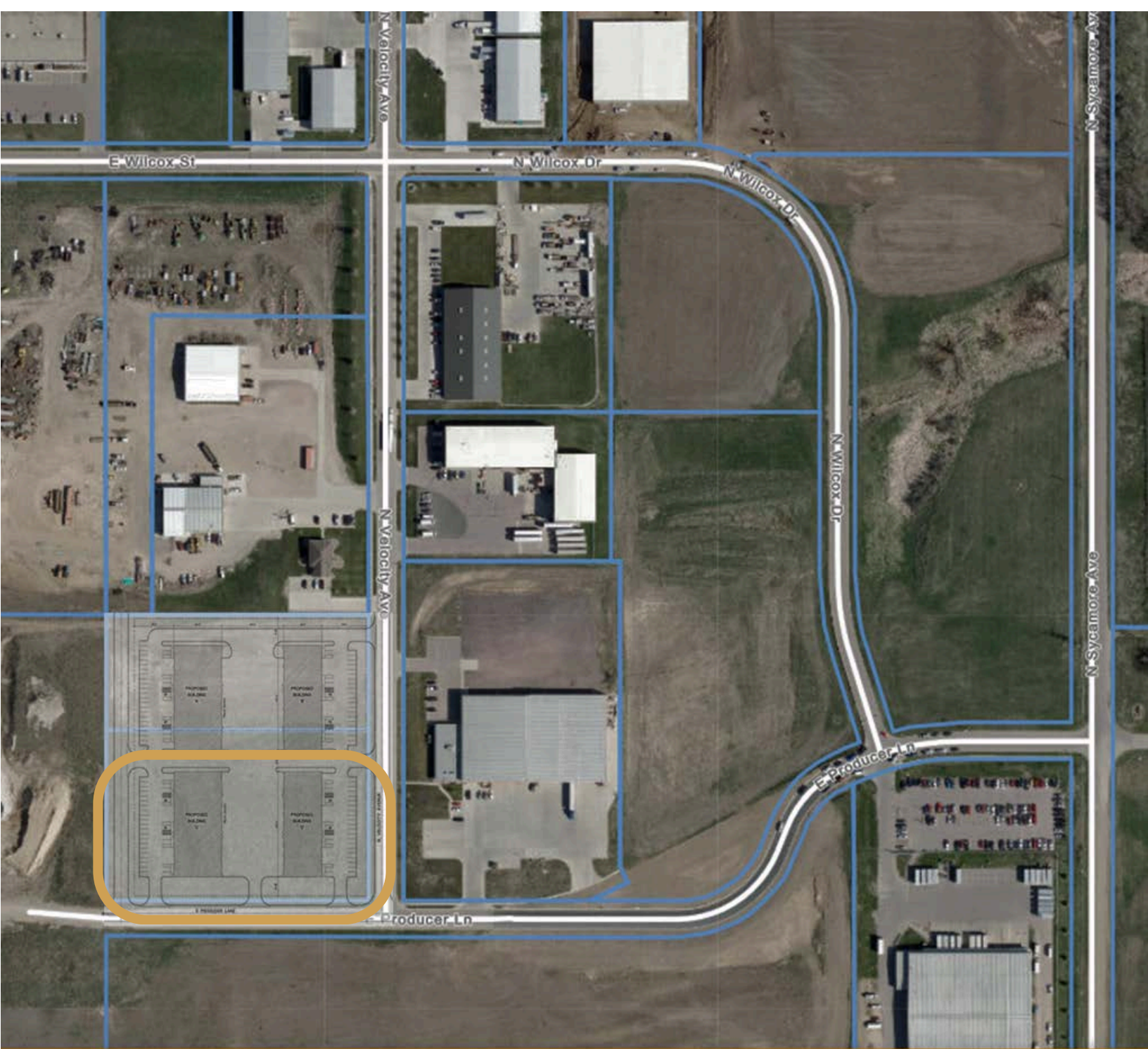
BUILDING B



VELOCITY BUILDINGS



INDUSTRIAL FLEX SPACE FOR LEASE



VELOCITY BUILDINGS



INDUSTRIAL FLEX SPACE FOR LEASE

