

FOR SALE



NORTH DRIVE SHOP

SHOP/WAREHOUSE BUILDING

Bender
COMMERCIAL



**2215 N NORTH DRIVE
SIOUX FALLS, SD**



3,270 SF



\$550,000

- Shop/warehouse building with office in north central Sioux Falls.
- Office has one (1) private office, restroom with shower, and bonus office/storage room upstairs.
- Shop has two (2) 16' grade-level overhead doors, four (4) floor drains, Reznor heat, ceiling fans, shelving, and tool room.
- Seven (7) on-site parking spaces and drive-thru lot access.
- Zoned I-1 Light Industrial – Warehouse and Manufacturing.
- Built in 2003.
- Lot size: 14,657 SF.
- Neighboring businesses include Sioux Falls City Street Department, Peschke Trucking, Sioux Falls Crane & Hoist, American Tire Distributors, Weisser Distributing, Beck and Hofer Construction, and Habitat for Humanity.

ISAAC JORGENSEN | isaac@benderco.com | 605-799-5058

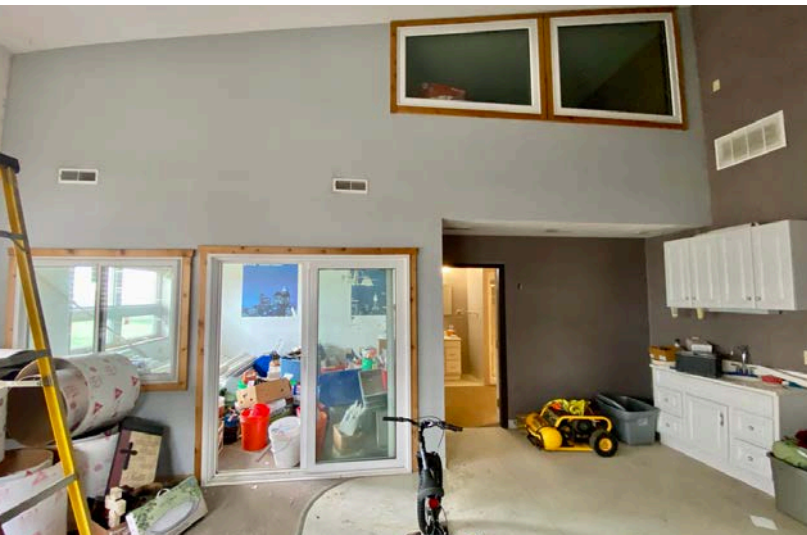
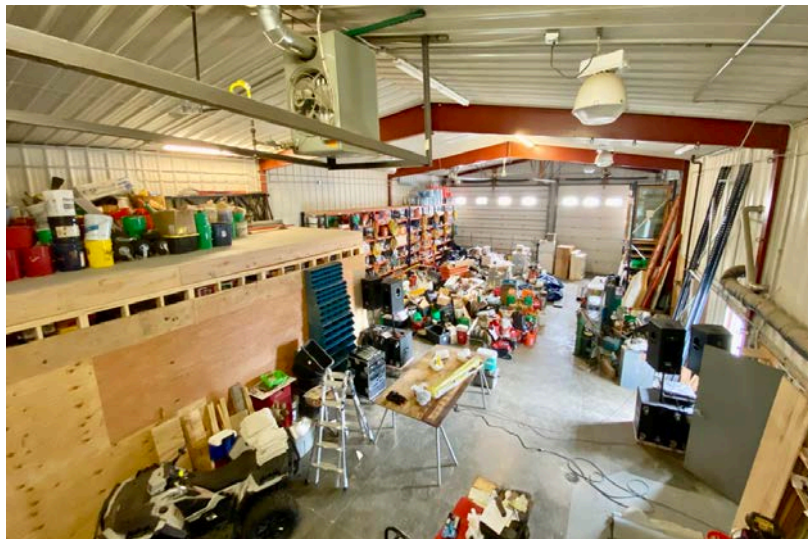
Bender Commercial Real Estate Services | 305 West 57th Street, Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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