

**FOR SALE/LEASE**



# HOVLAND TRUCK SHOP

## SHOP SPACE

**Bender**  
COMMERCIAL



**3501 WEST HOVLAND DRIVE  
SIOUX FALLS, SD**



**8,600 SF**



**\$995,000  
\$7.75/SF NNN**

- Warehouse space located near I-29 and Russell Street.
- Six (6) 14' grade-level doors and two (2) drive-thru bays.
- Includes one (1) drive-thru wash bay.
- Warehouse features trench floor drains and hanging radiant heat.
- Waste oil heater is negotiable.
- Office area includes a reception area and one (1) private office.
- Mezzanine office/breakroom area.
- Restroom with a shower.
- Lot size: 34,253 SF.
- Available August 2025.

**BRADYN NEISES, SIOR** | [bradyn@benderco.com](mailto:bradyn@benderco.com) | 605-579-0189



Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | [benderco.com](http://benderco.com)

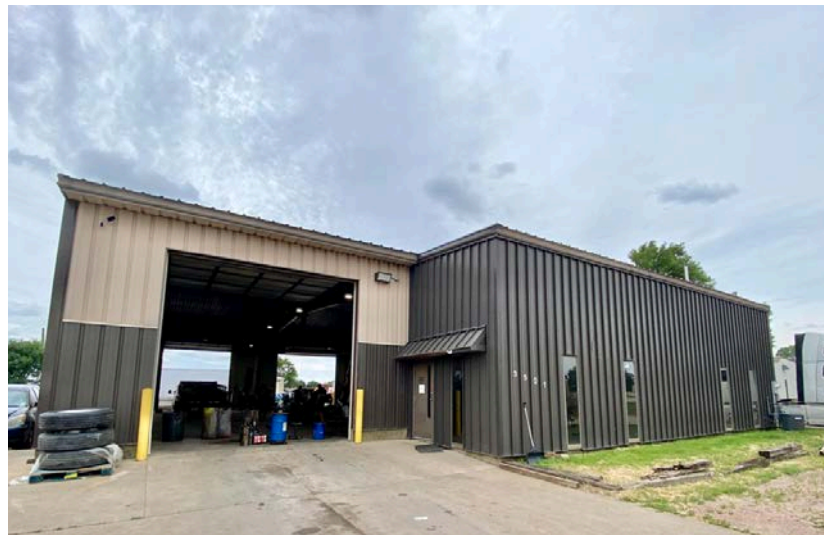
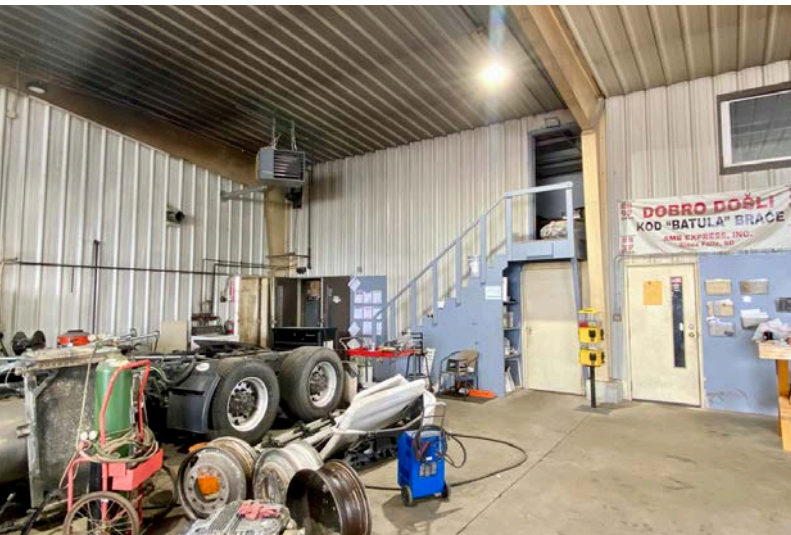
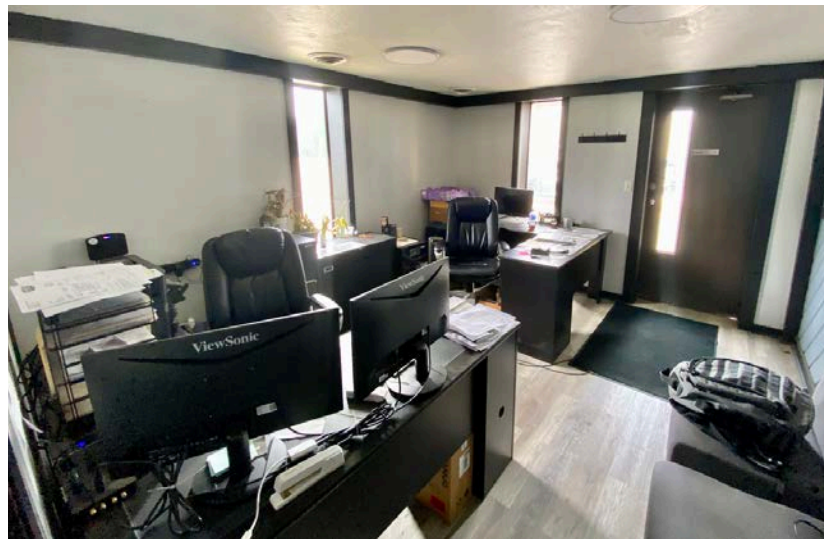
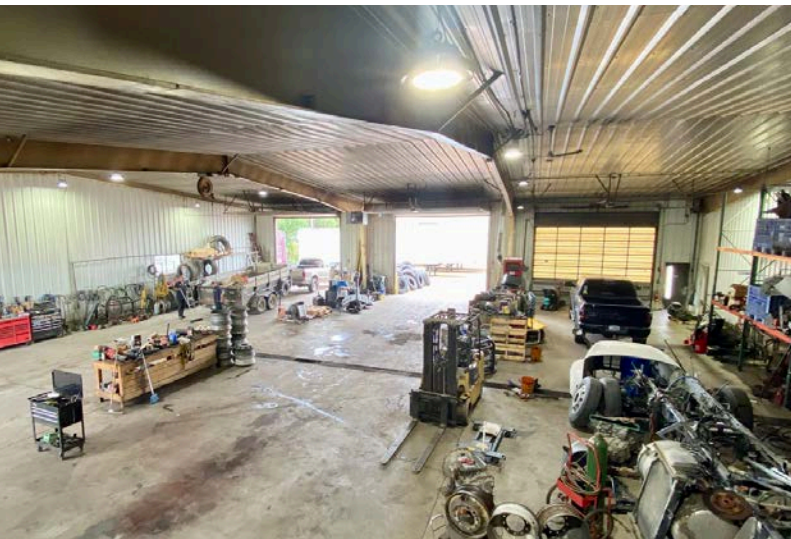
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