

FOR SALE



39TH STREET NORTH FLEX SPACE

Bender
COMMERCIAL



**1310 EAST 39TH STREET NORTH
SIOUX FALLS, SD**



**12,480 SF
2.21 ACRES**



\$1,650,000

- Flex property located one block east of Cliff Avenue in northeast Sioux Falls.
- Updated office area has reception area, open work area, conference room and three (3) private offices.
- Shop has five (5) 14' overhead doors, floor drains and mezzanine storage.
- 3-Phase power.
- 1.4 acres of storage yard with fence and security gate.
- Easy access to Cliff Avenue, Benson Road, I-229, and I-90.
- Current tenant: Pump and Meter Service. Contact broker for details.

BRADYN NEISES, SIOR

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605-579-0189

MICHAEL BENDER, CCIM, SIOR

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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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