

**FOR SALE**



# ELLIS FLEX BUILDINGS

OFFICE/WAREHOUSE FOR SALE

**Bender**  
COMMERCIAL



**1320 & 1400 ELLIS ROAD**  
**SIoux FALLS, SD**



**2 BUILDINGS**  
**37,182 SF**



**\$1,500,000**  
**(\$40.00/SF)**

- Cold storage warehouse in Ellis, five miles west of Sioux Falls.
- Main building is 32,242 SF with three (3) grade-level doors and one (1) dock door.
- Office space includes two (2) private offices, reception area, open office area, and breakroom.
- Quonset building is 4,940 SF with one (1) grade-level door.
- Adjacent to Ellis and Eastern Rail with future plans to be improved.
- Lot size: 2.32 acres.
- Built in 1966.
- Convenient access to Ellis Road and SD Highway 42, which becomes West 12th Street in Sioux Falls.

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



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