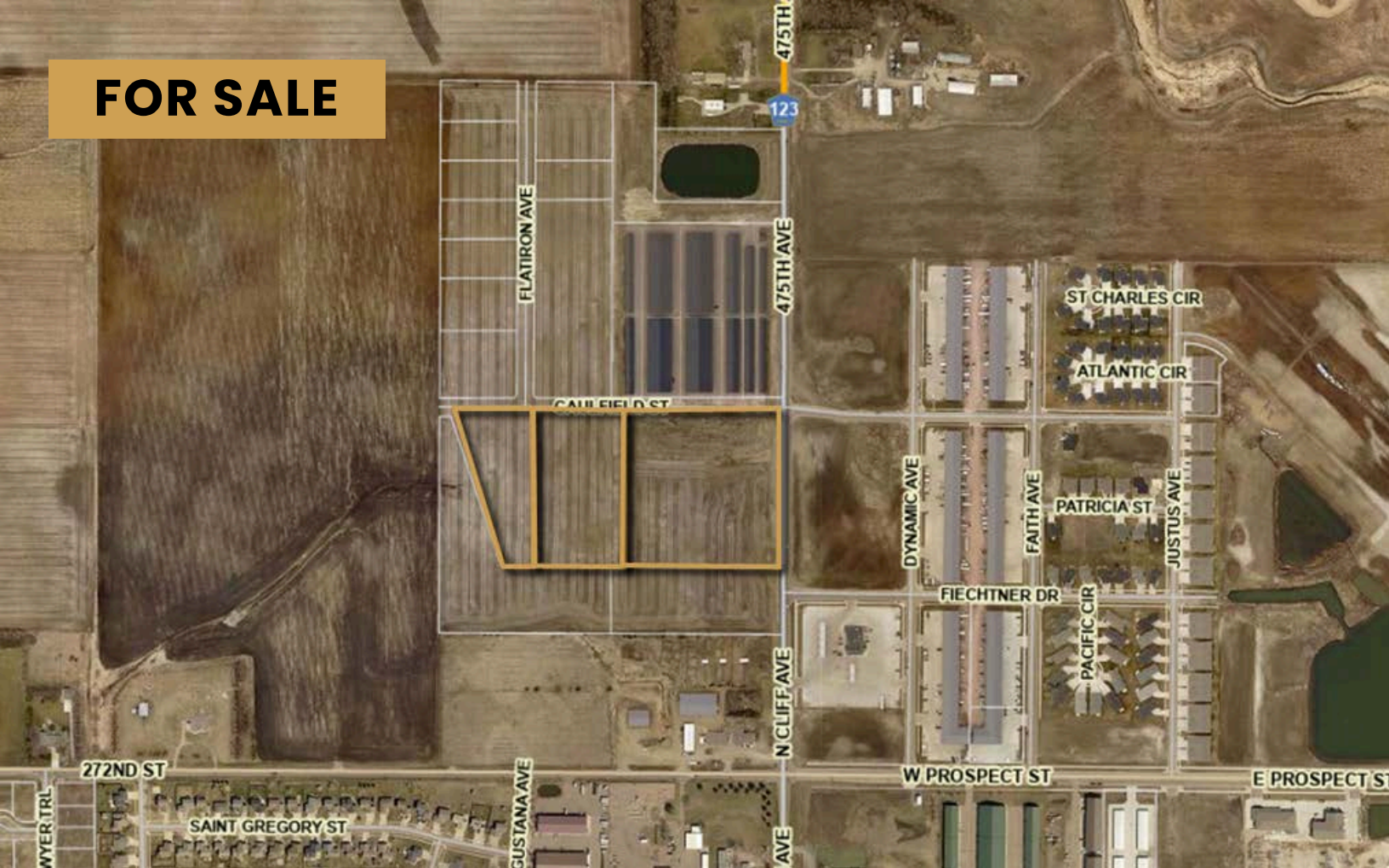


**FOR SALE**



# FLATIRON CROSSING

**Bender**  
COMMERCIAL



**CAULFIELD STREET  
HARRISBURG, SD**



**1.5 TO 14.84 AC  
SUBDIVIDABLE**



**\$5.50 - \$8.00/SF**

- Industrial and commercial zoned lots located in the Flatiron Crossing Addition in north Harrisburg.
- Utilities stubbed to the property line.
- Caulfield Street and Flatiron Avenue are complete.
- Owner willing to subdivide to smaller industrial lots. See Concept 2 on page 4.
- Neighboring businesses include Black Dog Storage, Sioux Valley Coop, Jimmy John's, Great Life, Builder's FirstSource, Big J's Road House and Air Madness.
- Easy access to Cliff Avenue.

**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)

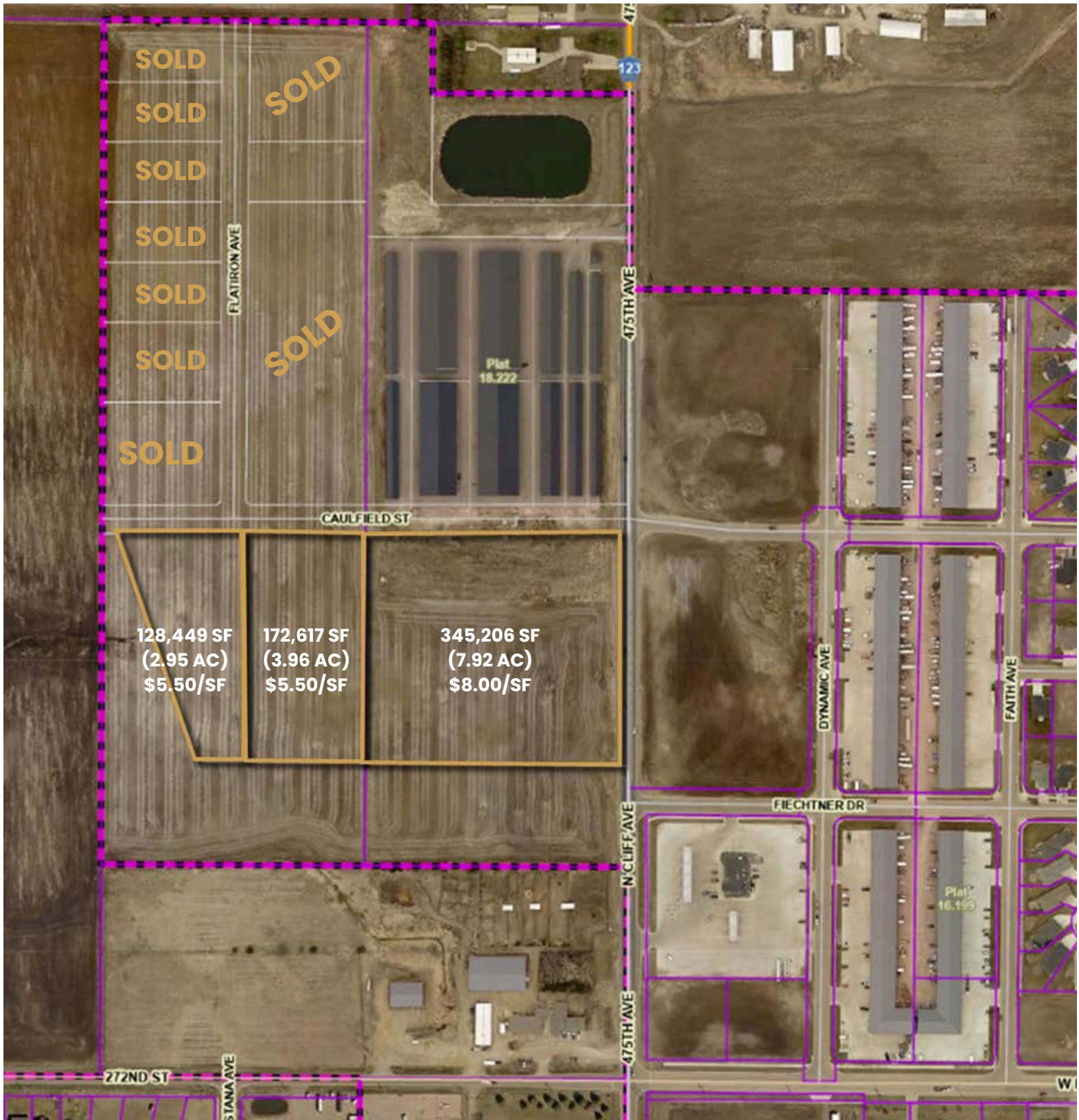
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# FLATIRON CROSSING LAND



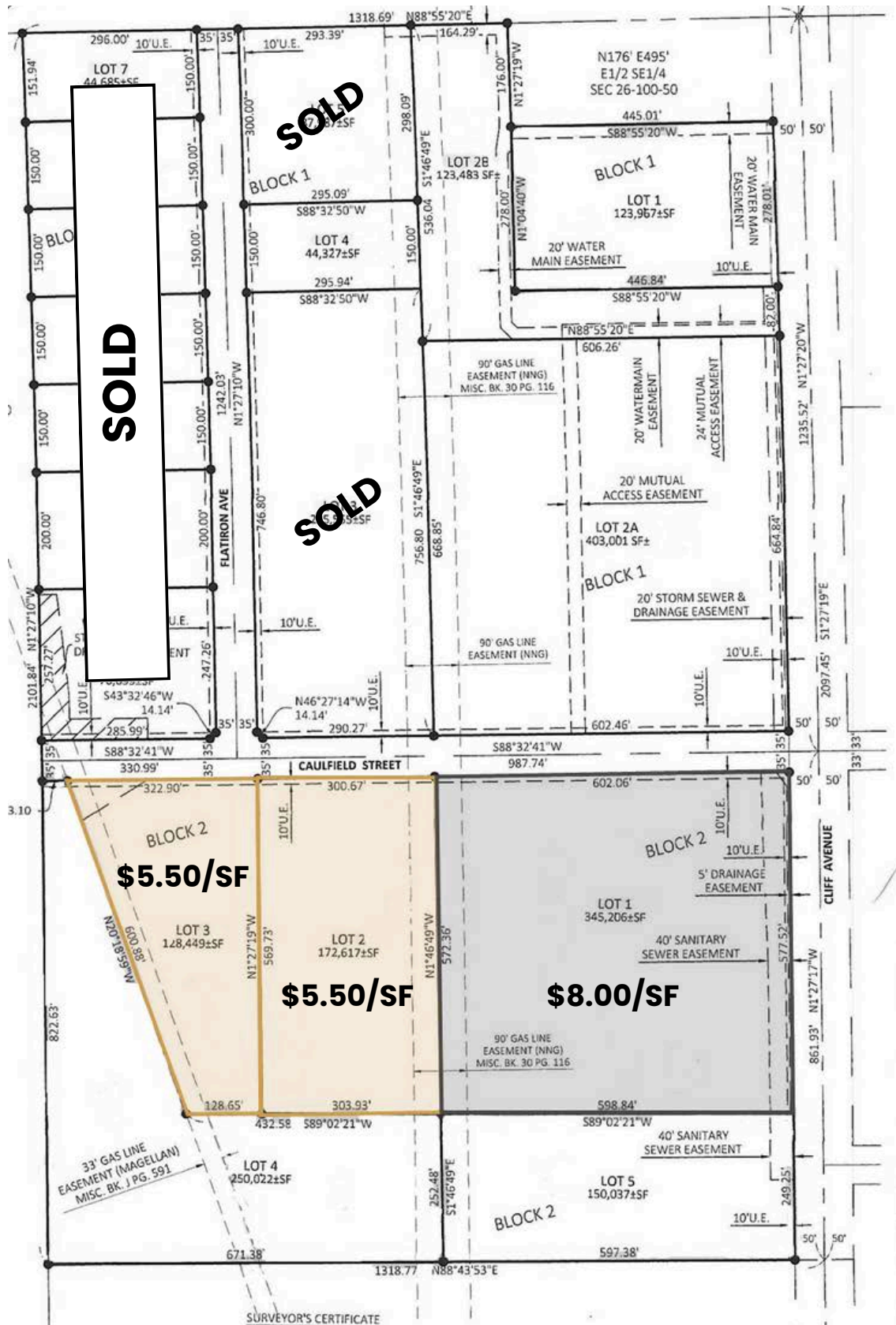
## INDUSTRIAL & COMMERCIAL LAND



# FLATIRON CROSSING LAND



## CONCEPT 1 - INDUSTRIAL & COMMERCIAL LAND

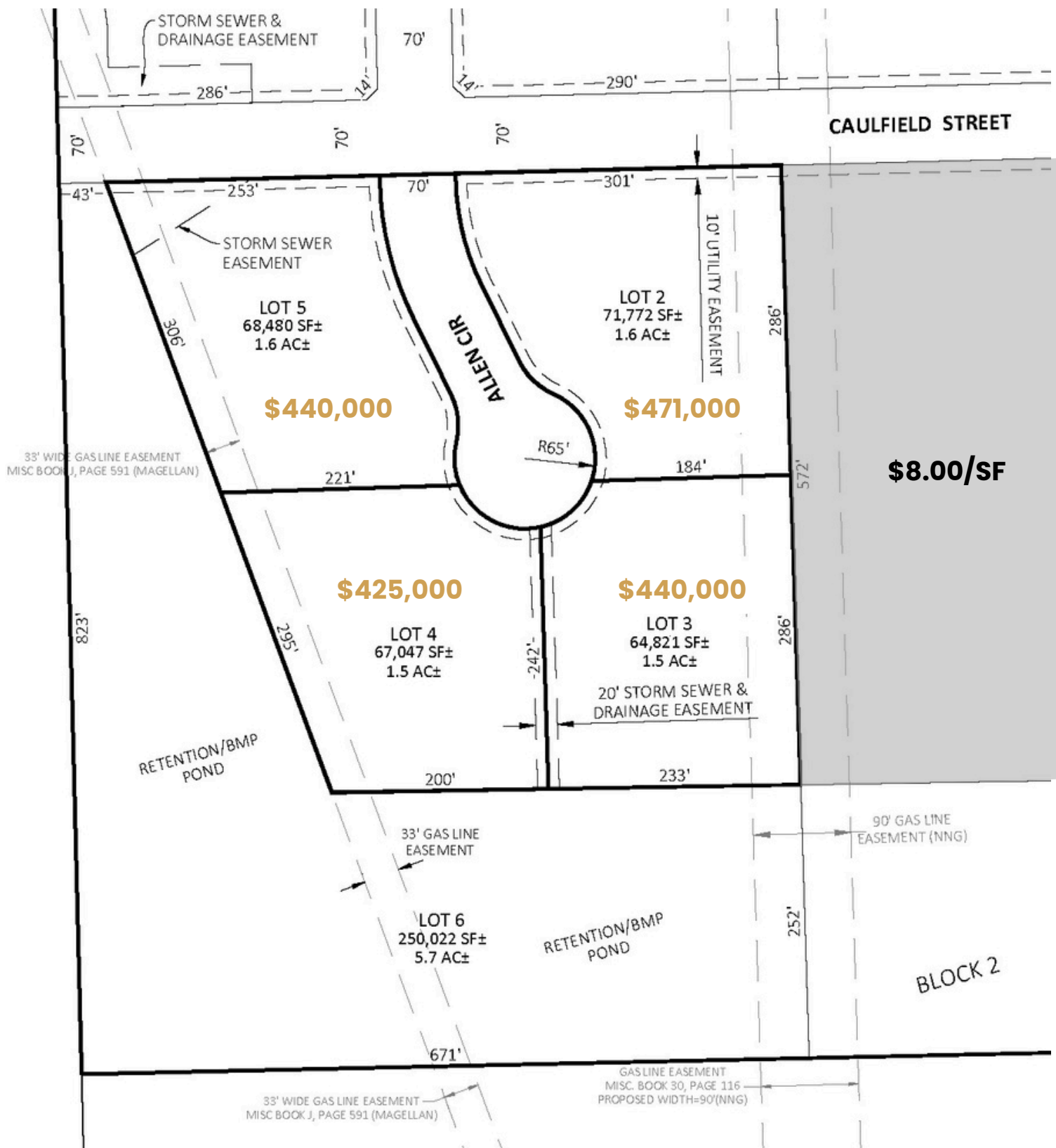




# FLATIRON CROSSING LAND



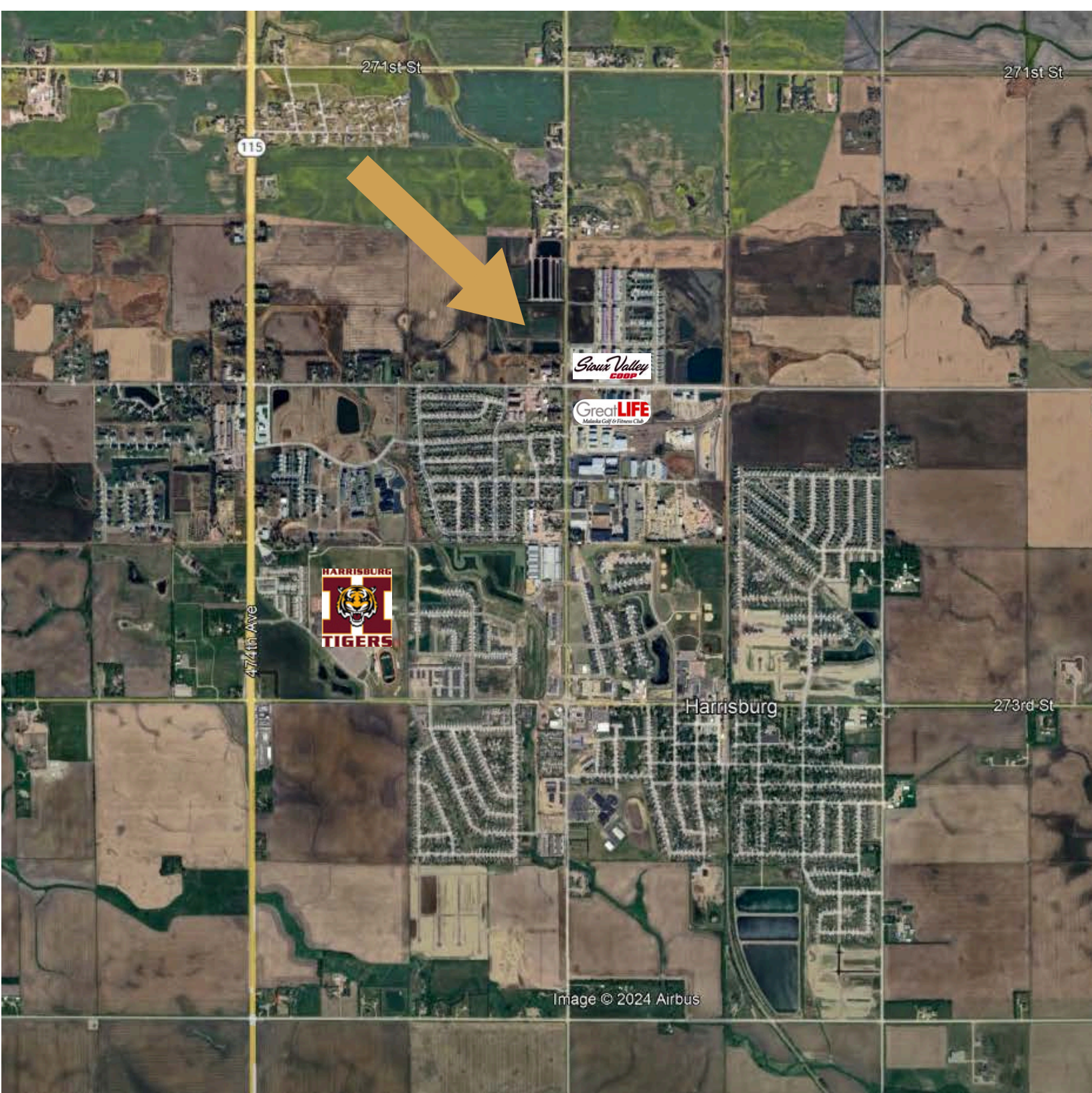
## CONCEPT 2 – SUBDIVIDED INDUSTRIAL LOTS



# FLATIRON CROSSING LAND



## INDUSTRIAL LAND





# FLATIRON CROSSING LAND



## INDUSTRIAL LAND

