

FOR SALE



SIoux FALLS CORPORATE CENTRE I

Bender
COMMERCIAL



**2500 EAST 52ND STREET NORTH
SIoux FALLS, SD**



44,704 SF



**\$5,990,336
(\$134/SF)**

- Flex/Office building located in northeast Sioux Falls.
- Built in 2000. 5.06 acre lot.
- Perfect for owner-occupant or conversion.
- Large open work areas with perimeter private offices, conference room, training room and breakroom.
- Two (2) dock-high doors.
- 19' clear height (20' at roof deck).
- Large parking lot with a parking ratio of 1 space per 147 SF.
- Monument signage available.
- Easy access to Benson Road and I-229.
- Also available for lease - contact broker for details.

ANDI ANDERSON, 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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FLEX SPACE FOR SALE



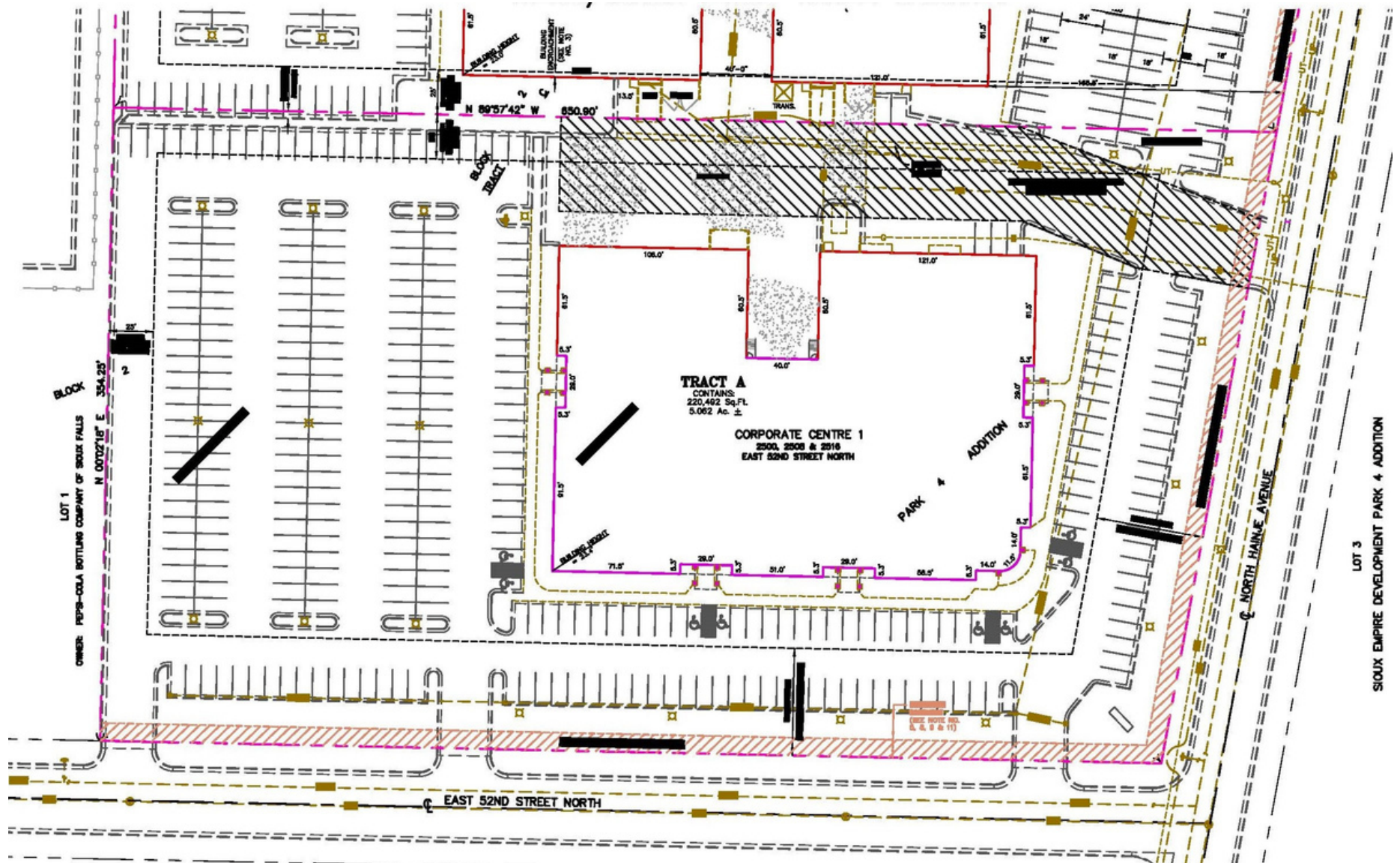
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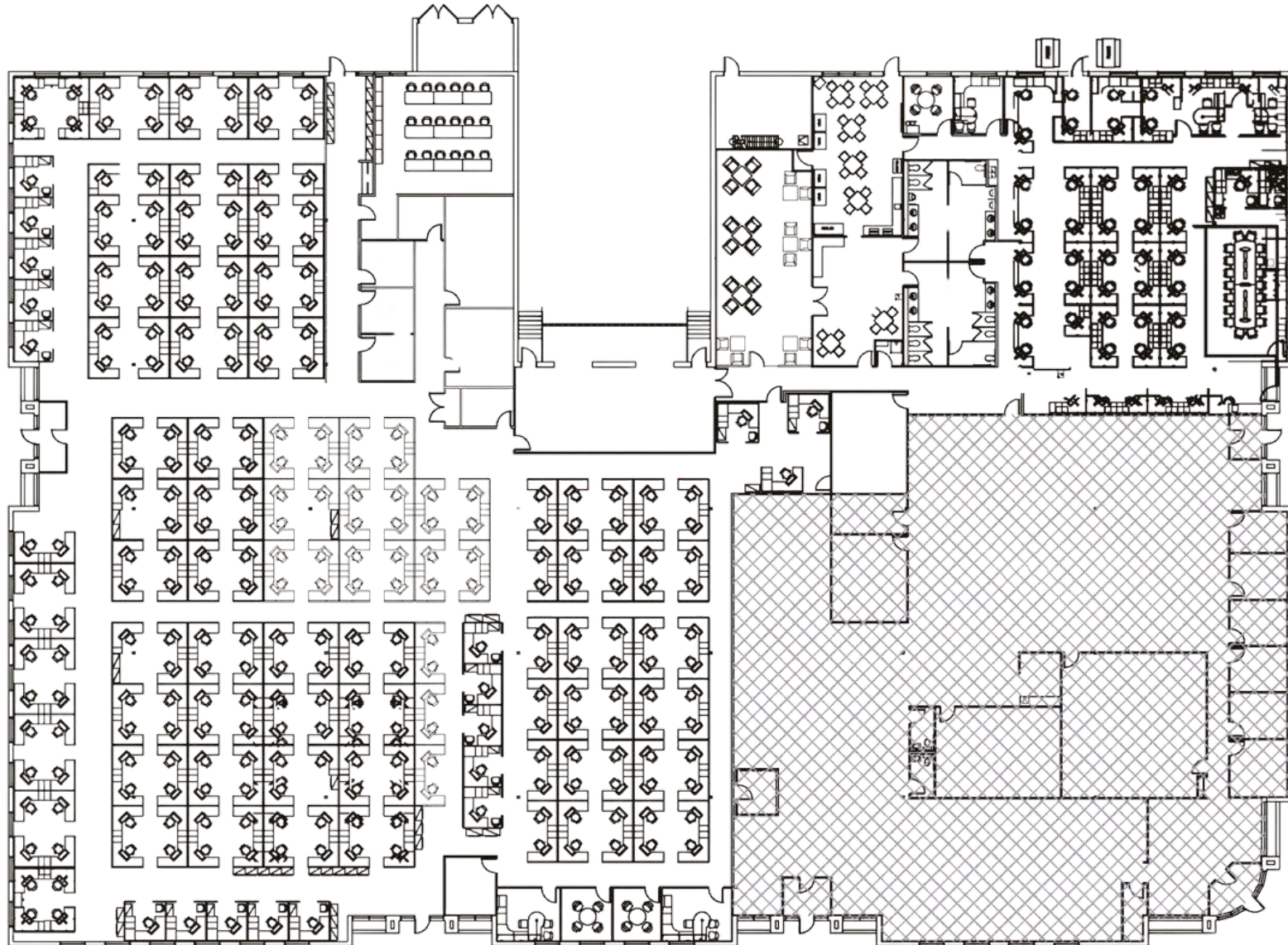
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A satellite map of Sioux Falls, South Dakota, showing a grid of streets and various commercial buildings. Major roads include Interstate 90 running horizontally across the top and Interstate 229 running vertically on the right side. Numerous business locations are labeled with pins, such as Camping World of Sioux Falls, Days Inn by Wyndham Sioux Falls Airport, McDonald's, Arby's, Peterbilt of Sioux Falls, POET Design & Construction, POET Nutrition, Sanford Center - Sanford Health, Sanford Event Barn, NCB Management Services Inc., Pepsi Bottling Group, K&J Trucking, BakotaPost, Michael's Fence & Supply, Sanford Business Center, and others. A large orange arrow points from the bottom center towards the Sanford Center - Sanford Health building. The Google logo is visible at the bottom center.