

**FOR SALE**



# WILD CLOVER FLEX BLDG

**Bender**  
COMMERCIAL



**47185 WILD CLOVER CIRCLE  
SIOUX FALLS, SD**



**11,475 SF MAIN LEVEL  
1,980 SF MEZZANINE**



**\$1,500,000**

- Steel frame industrial building located off 1-29 and Crooks Renner exit.
- Main floor office space contains reception area, five (5) private offices, open work area, and two (2) bathrooms.
- Main floor warehouse has one (1) 14' overhead door and one (1) dock-high 10' door, 16' sidewalls, LED lighting, radiant heat, and two (2) warehouse offices.
- Upstairs mezzanine (1,980 SF) contains four (4) offices, kitchenette, large open work area, and a bathroom.
- Zoned Light Industrial.
- Built in 1997 with additions in 2024 and 2026.
- Lot size: 0.82 AC.
- Building has great access to Interstate 29 and flexibility for a variety of uses.

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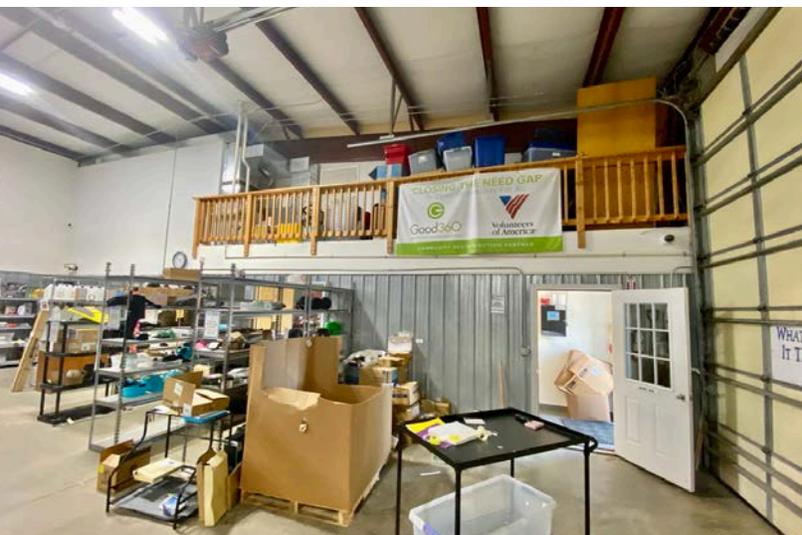
WAREHOUSE AND OFFICE SPACE FOR SALE



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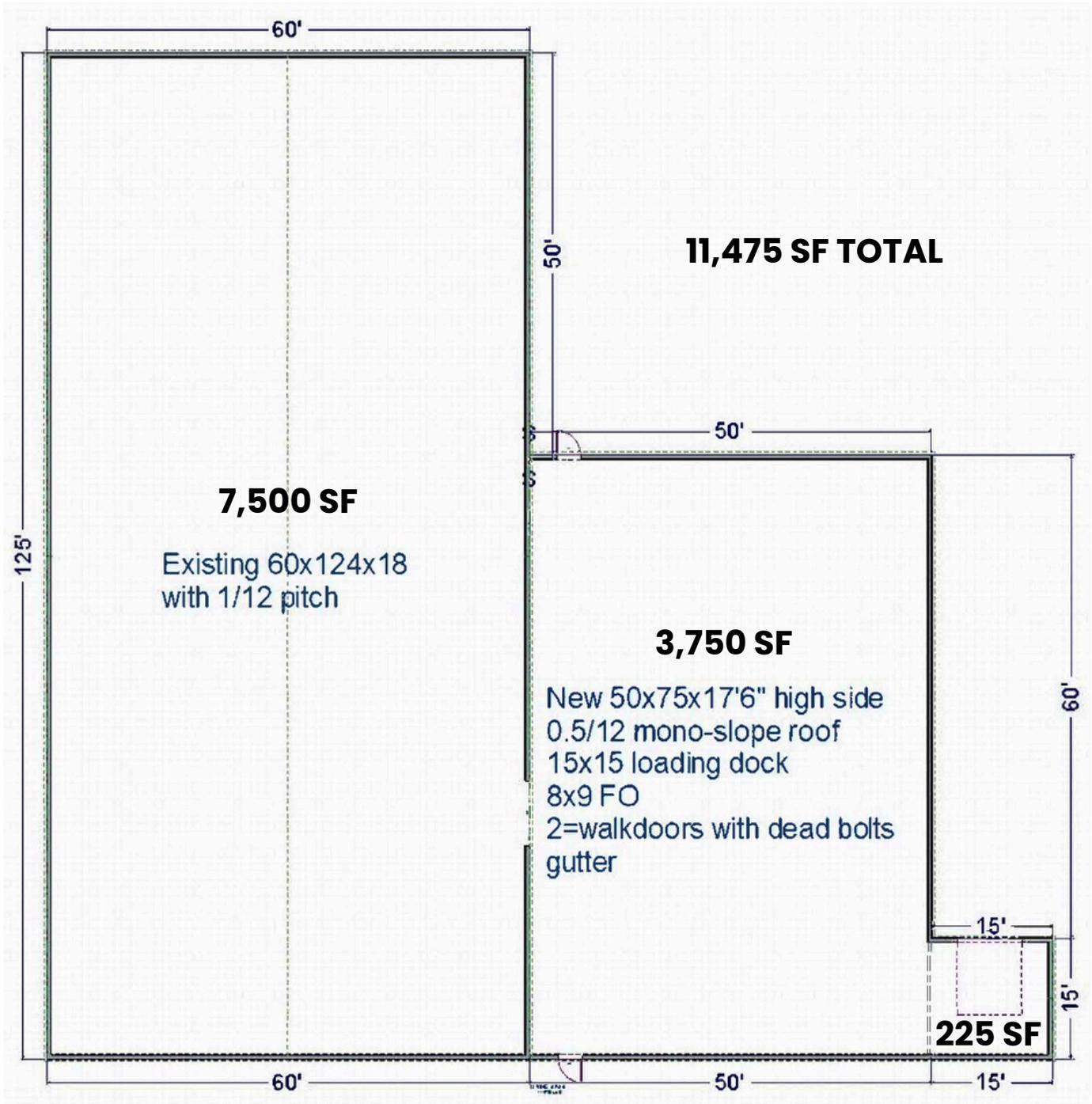
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