

FOR SALE/FOR LEASE



52ND STREET WAREHOUSE

WAREHOUSE/SHOP SPACE

Bender
COMMERCIAL



**1312 EAST 52ND STREET NORTH
SIOUX FALLS, SD**



8,000 SF



**SALE: \$975,000
LEASE: \$7.50/SF NNN**

- Warehouse/Shop available along East 52nd Street in northeast Sioux Falls.
- Zoned I-1 Light Industrial.
- Two (2) 14' grade-level doors with drive-thru capabilities.
- One (1) 16' grade-level doors.
- Mezzanine and racking are negotiable.
- Floor drain.
- Radiant and forced air heat.
- Three private offices.
- Secured yard with 8' fence.
- Built in 1981.
- Lot size: 0.823 acres.
- Convenient access to Cliff Avenue, Benson Road, East 60th Street, I-90, and I-229.

BRADYN NEISES, SIOR | bradyn@benderco.com | 605-579-0189



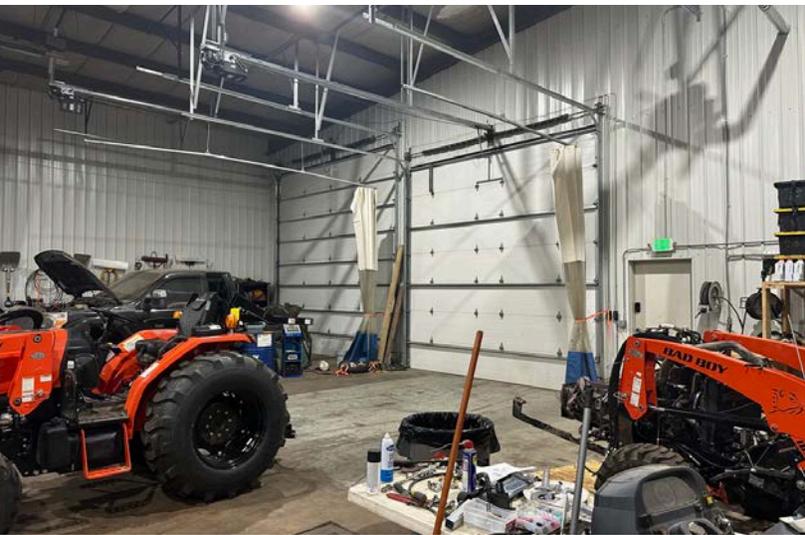
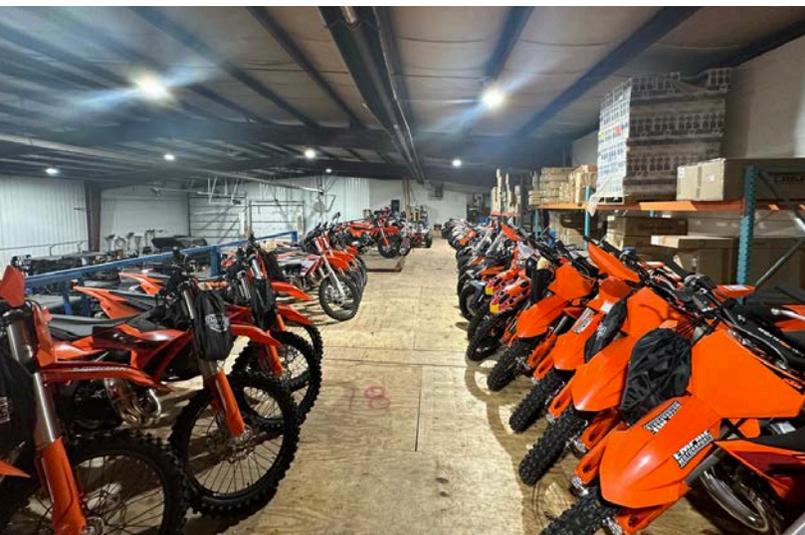
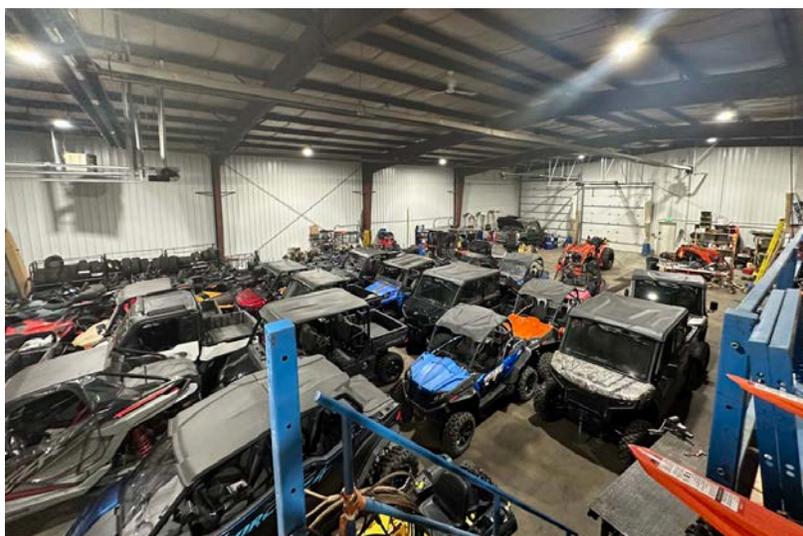
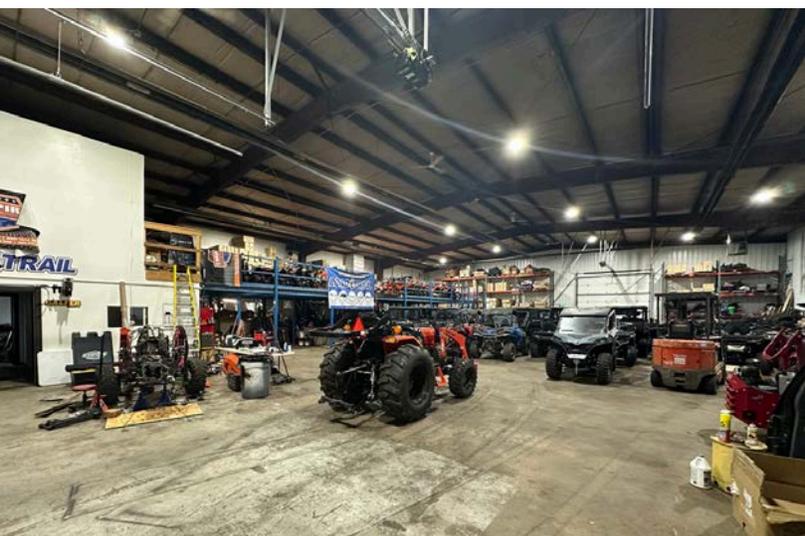
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