

FOR SALE



IRON BRIDGE OFFICES

NEW CONSTRUCTION OFFICE BUILDING

Bender
COMMERCIAL



3810 & 3820 E IRON BRIDGE PL
SIoux FALLS, SD



4,200 SF PER BLDG
2,100 SF PER UNIT



\$1,386,000
(\$330/SF)

- Duplex office building (4,200 SF) with two (2) units of 2,100 SF each.
- Perfect owner-occupant opportunity in south Sioux Falls.
- Construction complete by Summer 2026.
- Monument signage included.
- HOA covering lawn, snow, and garbage.
- Located along 69th Street just north of the intersection of Southeastern and future Veterans Parkway.
- Neighboring businesses and schools include GreatLIFE Fitness Center, Southeastern Dental Center, Wings Gymnastics Academy, Harrisburg Horizon Elementary, and Harrisburg East Middle School.

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EXAMPLE FINISHES



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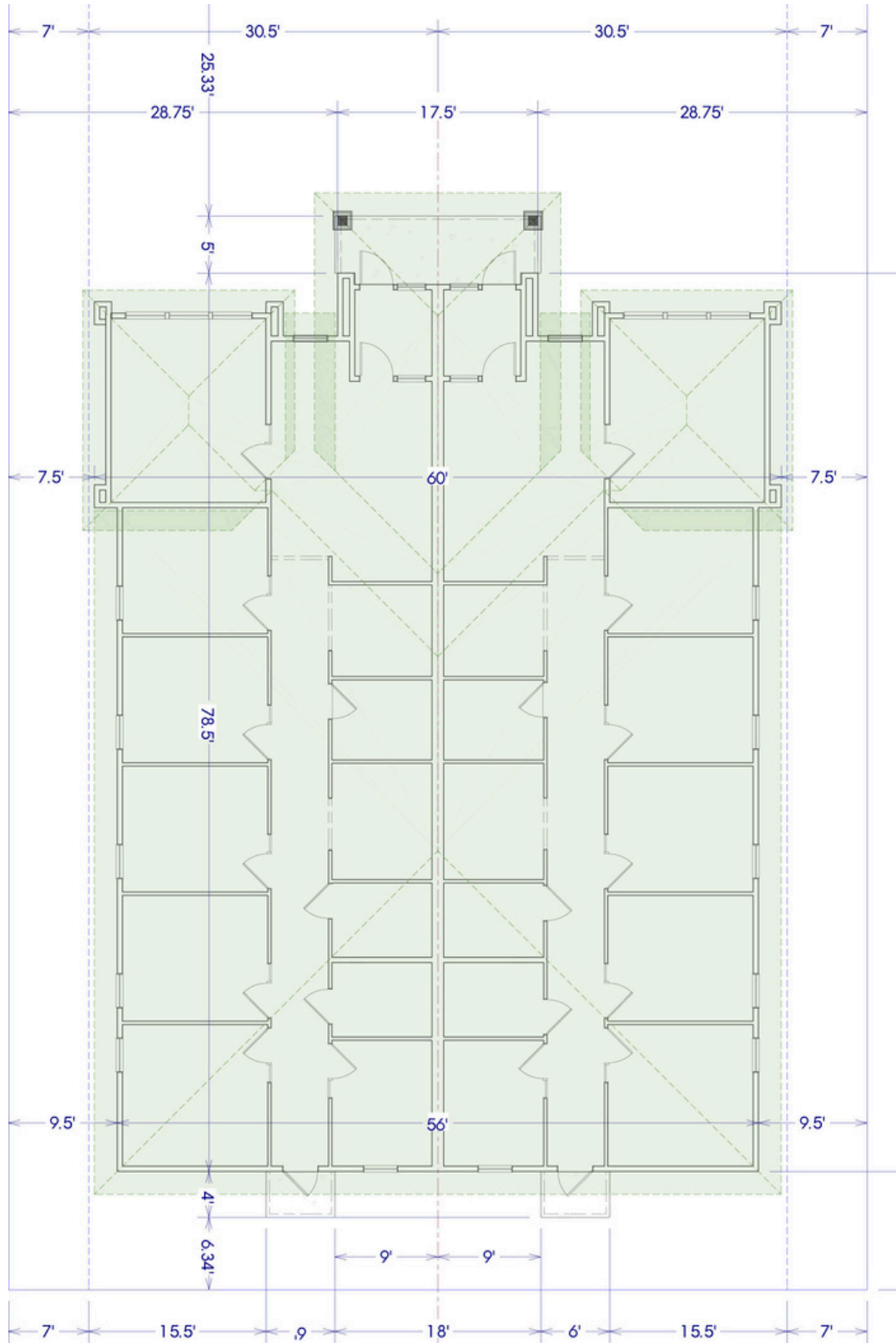
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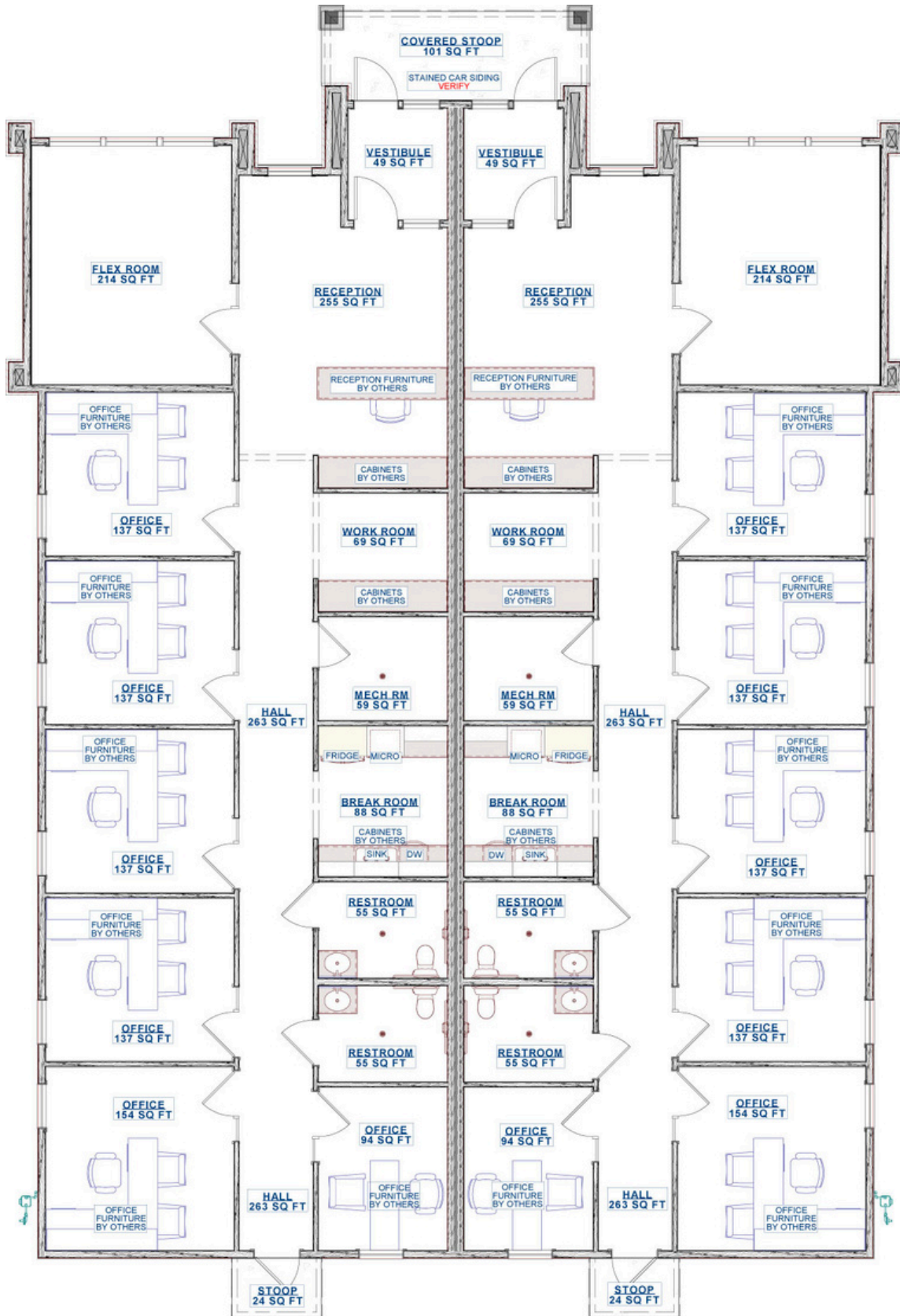
FLOOR PLAN



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FINISHED PLAN



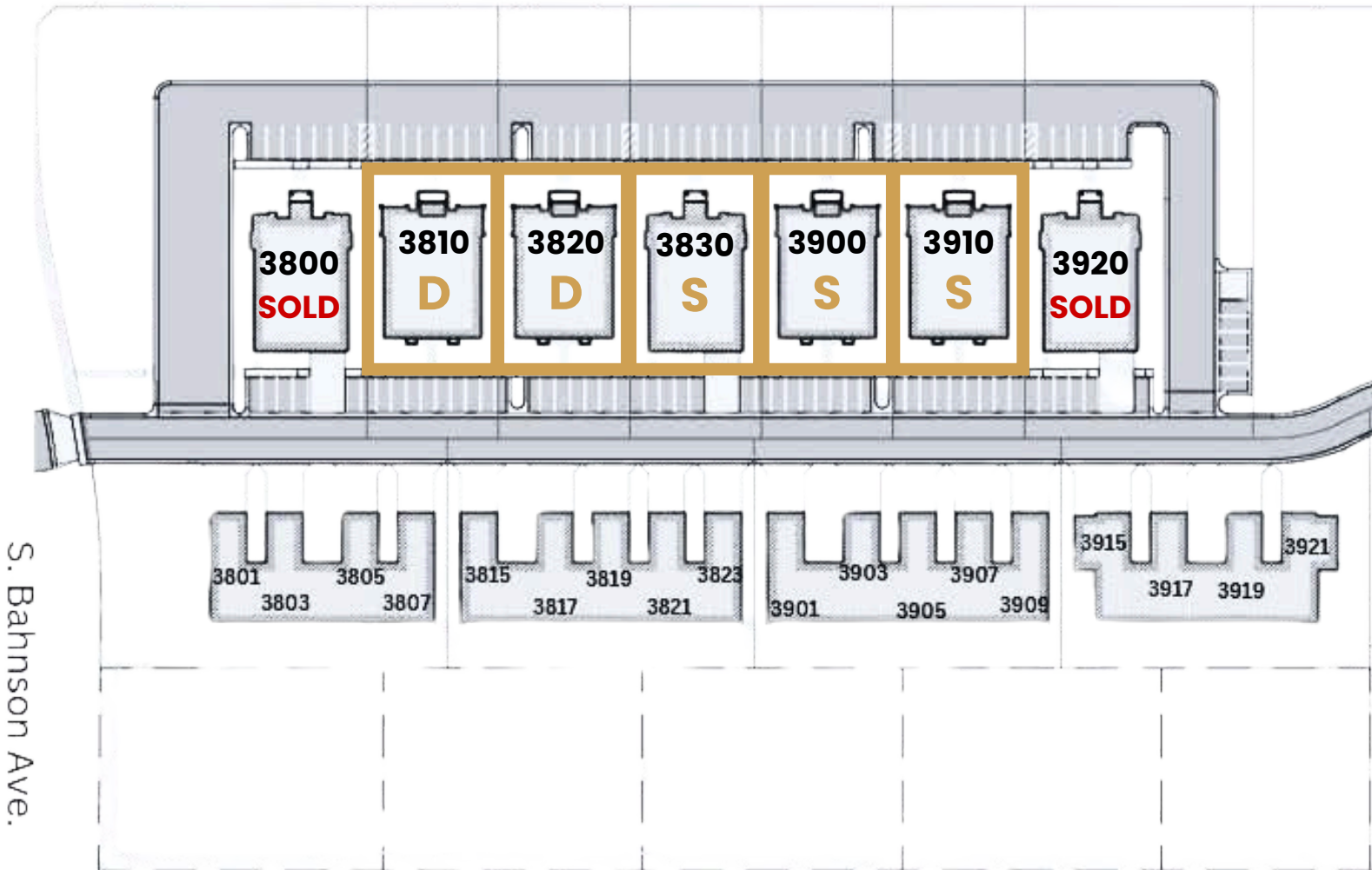
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SITE PLAN



69th Street



E. Bison Trail

- I** Available
- S** Standalone
- D** Duplex

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