

FOR SALE



54TH ST FLEX BUILDING

LAND & RAIL ACCESS IN DEVELOPMENT PARK II

Bender
COMMERCIAL



400 E 54TH ST NORTH
SIoux FALLS, SD



42,500 SF
7.97 AC



\$5,250,000

- 42,500 SF Flex/Warehouse with 7.97 acres of land.
- Office space includes 5,559 SF on 2 levels. Large mezzanine above office space.
- Built in 1996. Renovated in 2006.
- New HVAC in 2018, new roof in 2021, and security system in 2023.
- 7.97 AC (Zoned I-1).
- Warehouse has 22' clear height and 3-Phase power.
- Six (6) 9' dock doors. Three (3) have load levelers.
- Two (2) 12' overhead doors and one (1) 10' overhead door.
- 26 parking spaces.
- BNSF rail spur access (currently inactive).

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