

FOR SALE




JIM HAWK TRUCK SHOP

TRUCK SHOP & EXCESS LAND NEAR I-229

Bender
COMMERCIAL

 **1401 E BENSON RD**
SIOUX FALLS, SD

 **35,168 SF BLDG**
8.73 AC LOT

 **\$4,250,000**

- Opportunity for owner-occupied warehouse and flex space with excess land along Benson Road near Cliff Avenue less than a mile from I-229.
- The main building is 32,368 SF.
- Office area includes reception area, private offices, and restroom.
- Warehouse includes a parts room, breakroom, and storage.
- North portion of the warehouse has floor drain.
- South portion of the warehouse has mezzanine office area.
- Cold storage building is 2,800 SF with two (2) 14' overhead doors. Insulated and steel frame.
- Nearby businesses include Zomer Truck & Trailer Sales, Transwest Trucks, Custom Truck Equipment, Windwalker Transportation, Mead Lumber, and Hancock Concrete.

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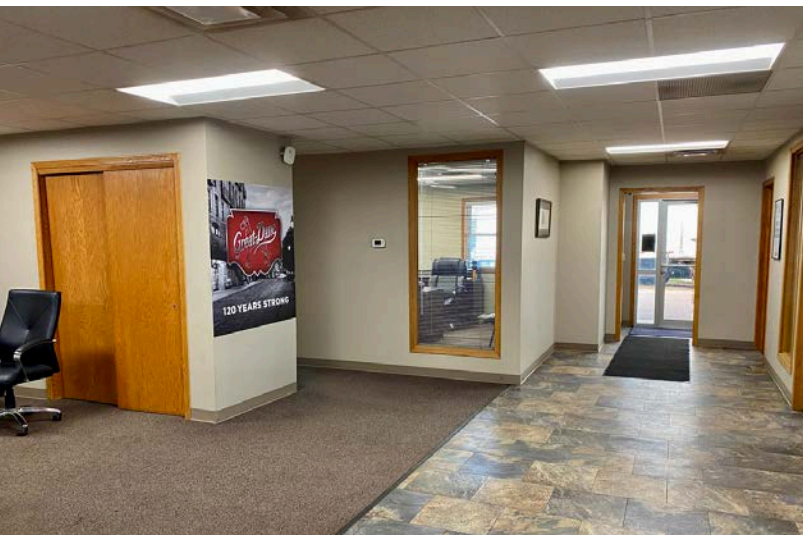
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