

FOR SALE



DAKOTA ANGLER BUILDINGS

FLEX BUILDINGS IN NORTH CENTRAL SIOUX FALLS

Bender
COMMERCIAL

 **1120 EAST BENSON ROAD**
SIOUX FALLS, SD



2 BUILDINGS
7,400 SF

\$ \$1,050,000

- Flex property located just west of Benson Road and Cliff Avenue in north Sioux Falls.
- Highly-visible location with combined daily traffic of 23,100 vehicles per day.
- South flex building (4,200 SF) is an open retail space and showroom.
- North warehouse building (3,200 SF) includes one (1) overhead door.
- Secured fenced-in yard space.
- Dakota Angler is the current tenant. Lease set to expire December 31, 2028. Contact broker for lease details.
- Zoned I-1 Light Industrial.
- Built in 1983.
- Lot size: 40,520 SF.

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



Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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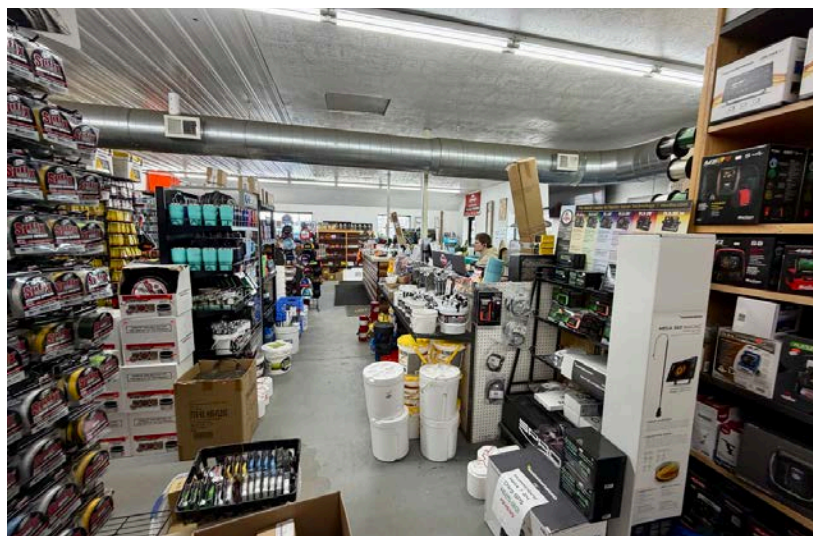
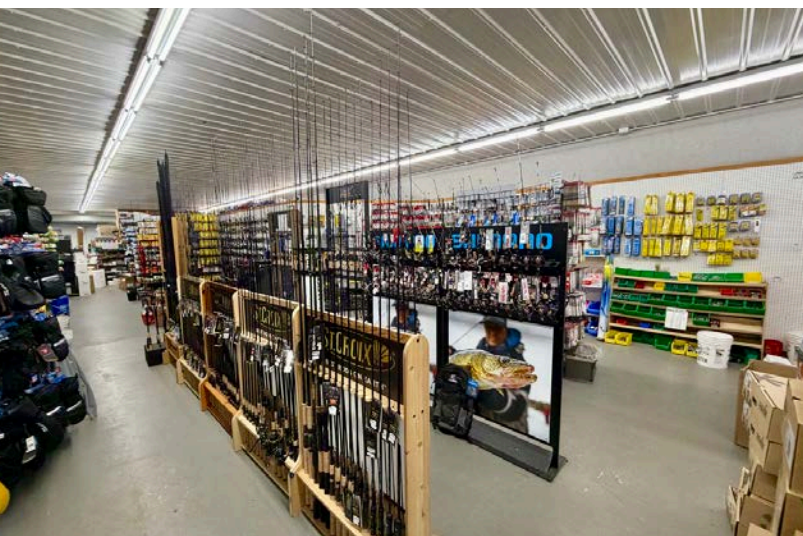
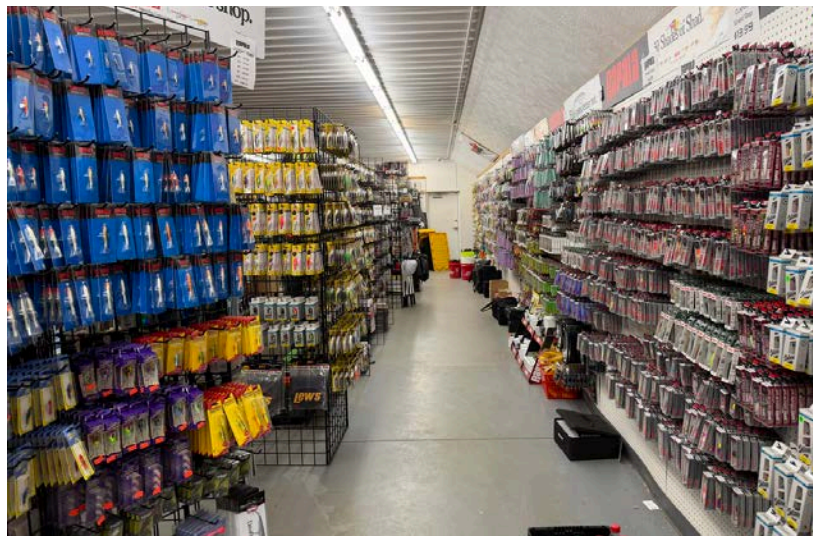
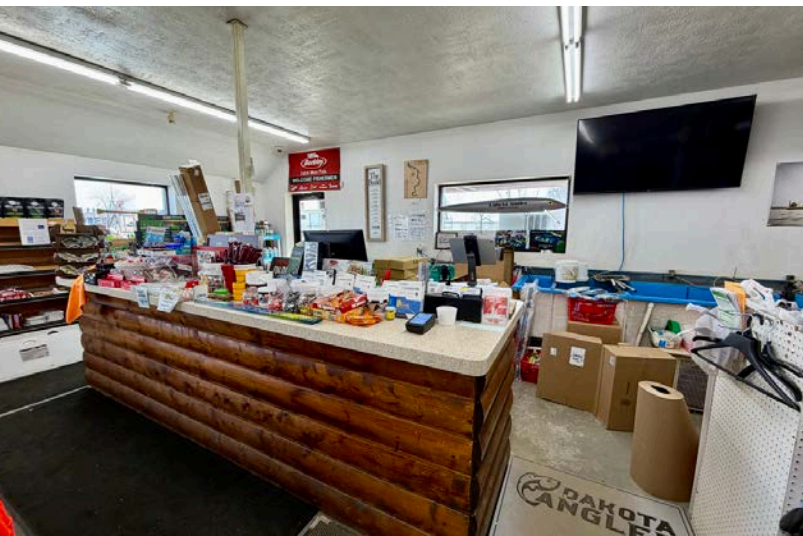
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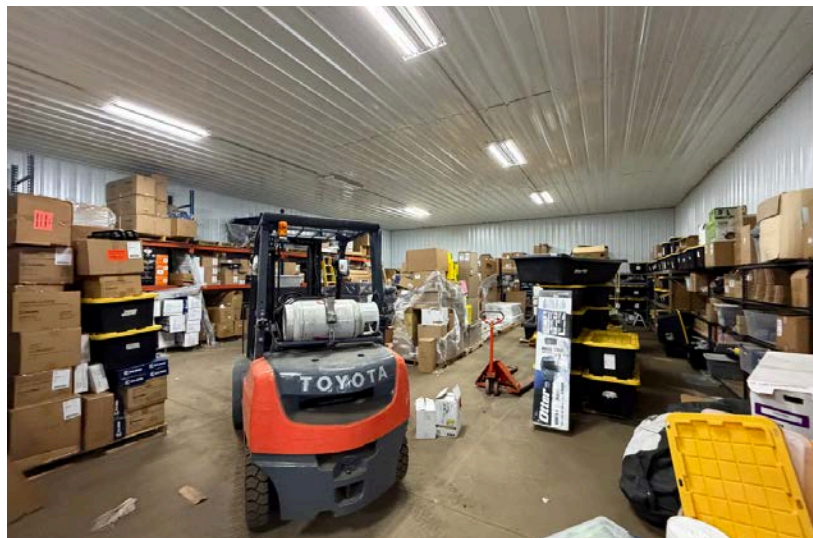
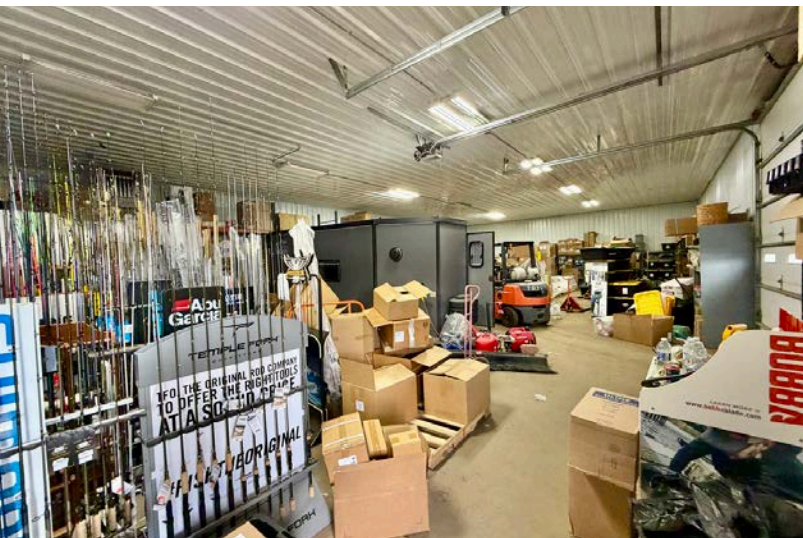
RETAIL BUILDING



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WAREHOUSE



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