

FOR LEASE



57TH STREET NORTH SHOPS

SHOP/FLEX SPACE

Bender
COMMERCIAL



1731 EAST 57TH ST NORTH
SIoux FALLS, SD



2,400 SF



\$7.75/SF NNN
EST NNN: \$2.15/SF

- Space includes warehouse, one (1) office, unisex restroom and mechanical room.
- Warehouse includes hanging forced-air natural gas heater, floor drain, LED lighting and 3-Phase, 200 amp, 4-wire, 120/208v power.
- 12'W x 14'H grade-level overhead door.
- Sidewalls – 21' (front) and 16' (rear).
- Two (2) parking spaces per 2,400 SF space.
- Separately metered for utilities.
- Tenant responsible for gas, electric, garbage, internet and pro-rata share of water/sewer.

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Image Landsat / Copernicus

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