

FOR LEASE



**Conceptual image showing additional overhead doors*

VELOCITY WAREHOUSE/FLEX

WAREHOUSE/FLEX SPACE IN NE SIOUX FALLS

Bender
COMMERCIAL



**4900 NORTH VELOCITY AVE
SIOUX FALLS, SD**



6,000 SF



**\$8.50/SF NNN
EST NNN: \$1.60/SF**

- Potential warehouse/flex space.
- Office currently includes reception, private offices, breakroom, and conference room.
- Currently has one (1) 8' overhead door. Owner open to the addition of two (2) overhead doors as shown above.
- Landlord open to tenant improvements subject to tenant credit and lease terms.
- Back-up generator available.
- Field room includes bathroom with shower and laundry hookups.
- Sprinkler system.
- Entire space is heated and cooled.

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



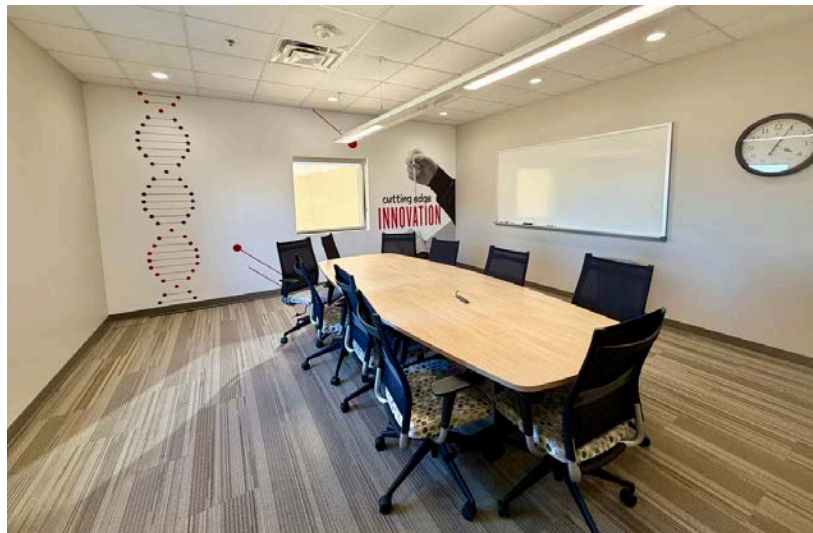
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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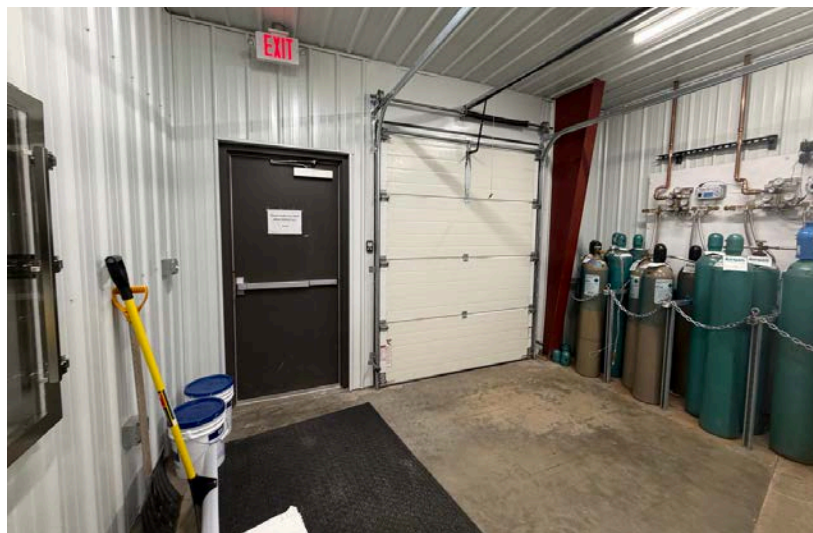
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**Conceptual image showing warehouse with furnishings removed*



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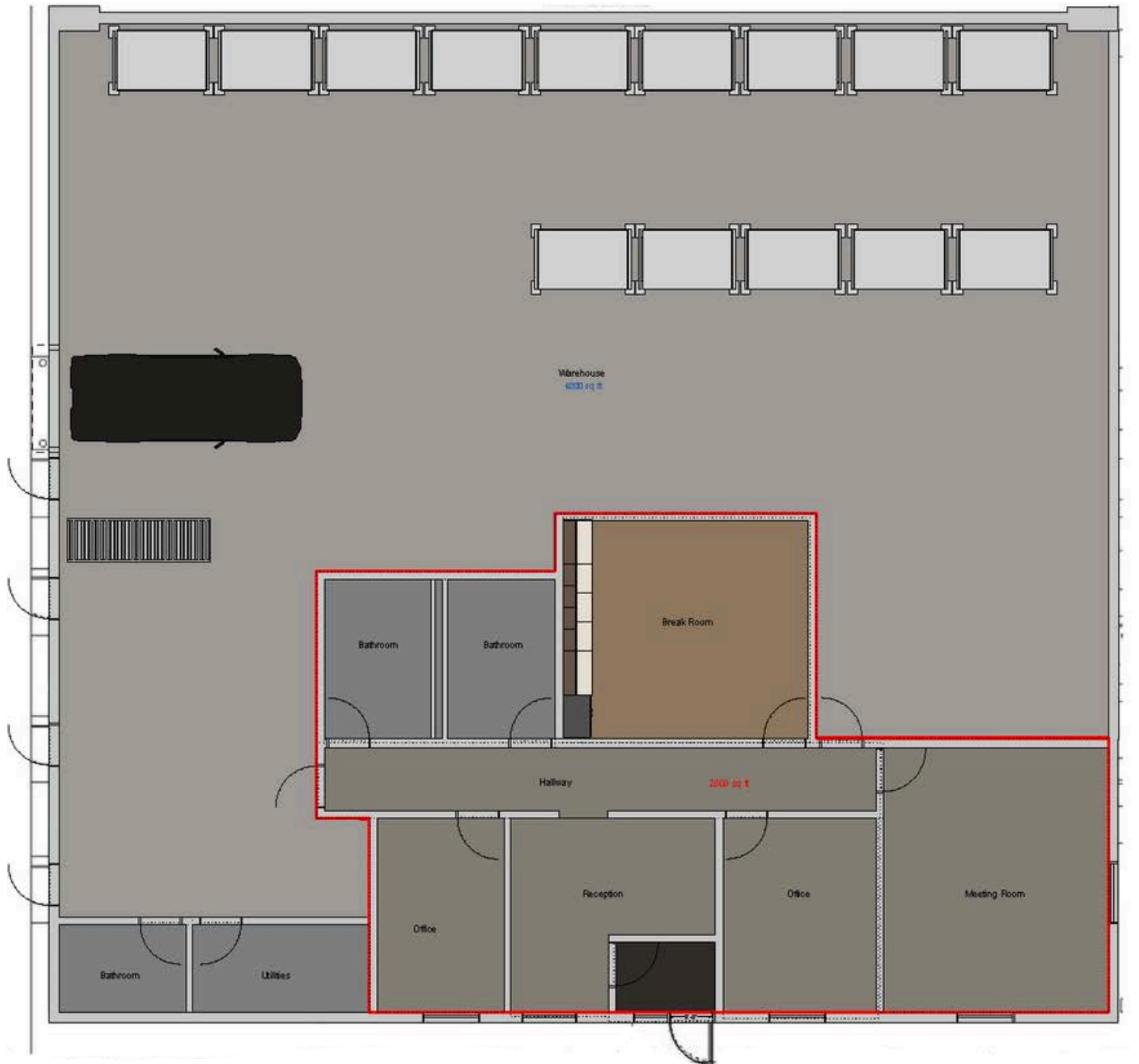
VELOCITY WAREHOUSE/FLEX



WAREHOUSE/FLEX SPACE FOR LEASE



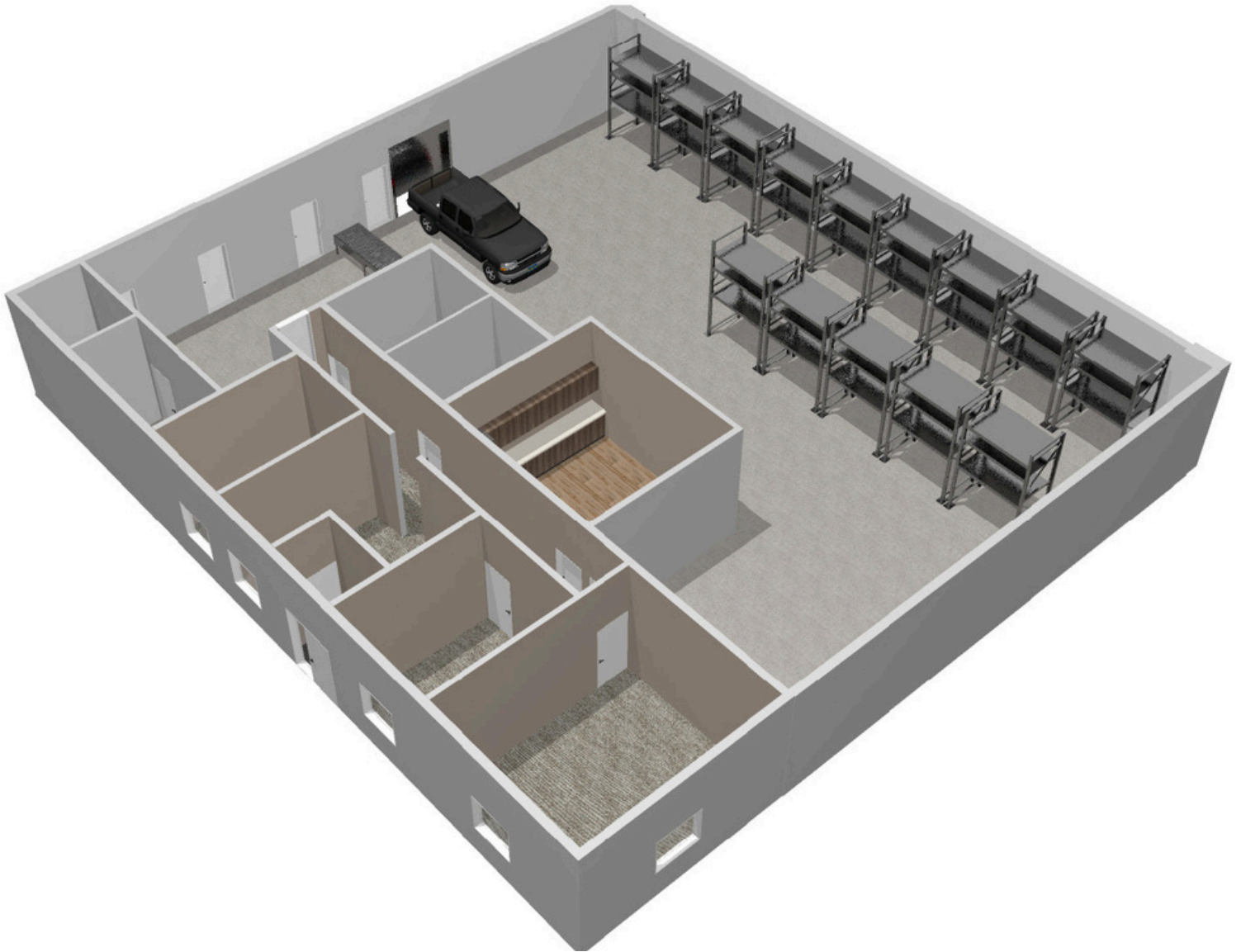
CONCEPTUAL FLOORPLAN



VELOCITY WAREHOUSE/FLEX



CONCEPTUAL FLOORPLAN



VELOCITY WAREHOUSE/FLEX



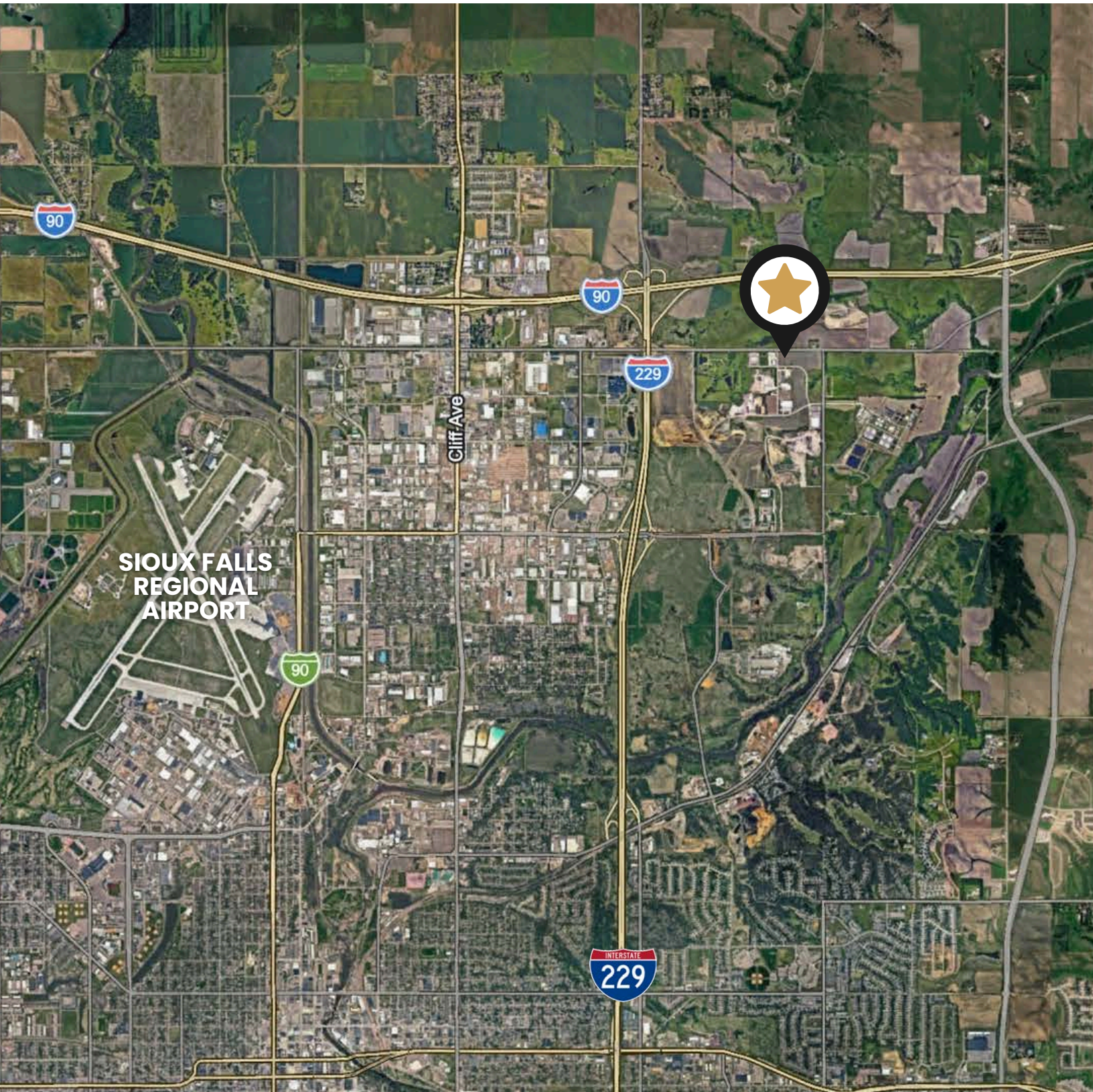
WAREHOUSE/FLEX SPACE FOR LEASE



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WAREHOUSE/FLEX SPACE FOR LEASE



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