

FOR LEASE



VELOCITY OFFICE

OFFICE AND LAB IN NORTHEAST SIOUX FALLS

Bender
COMMERCIAL



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



6,000 SF



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

- Functional, clean lab space with Trusscore walls in all lab and surrounding rooms.
- Sprinkler system.
- Gas piping installed in lab bay walls.
- Air lock clean room pass-thru windows.
- Cabinets and countertops in lab and side lab rooms.
- Exterior entrances into rooms to segregate from clean labs.
- Sinks in two (2) of the side lab rooms.
- Office includes reception, private offices, breakroom, and conference room.
- One (1) 8' overhead door.
- Back-up generator available.
- Field room includes bathroom with shower and laundry hookups.
- Includes locker room for entry into lab.
- Entire space is heated and cooled.

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



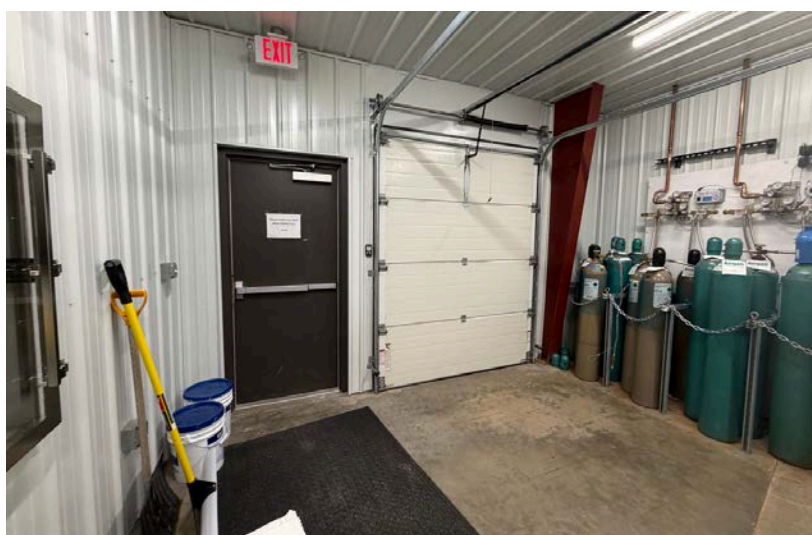
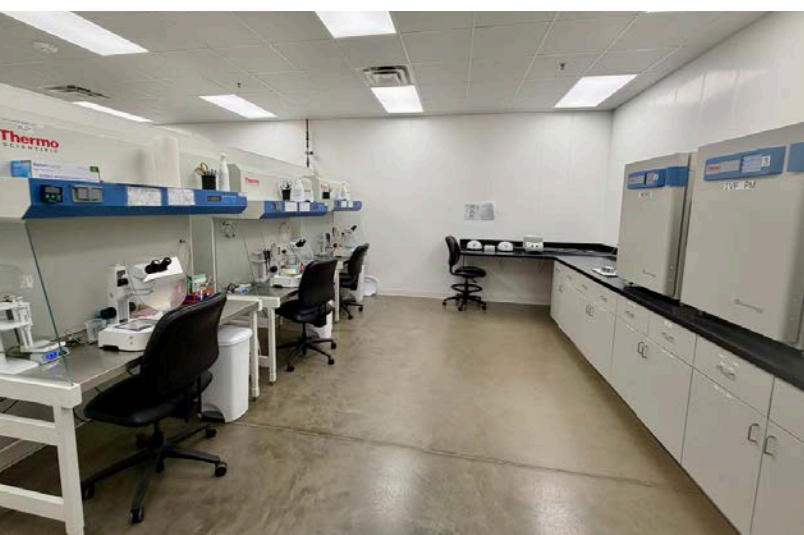
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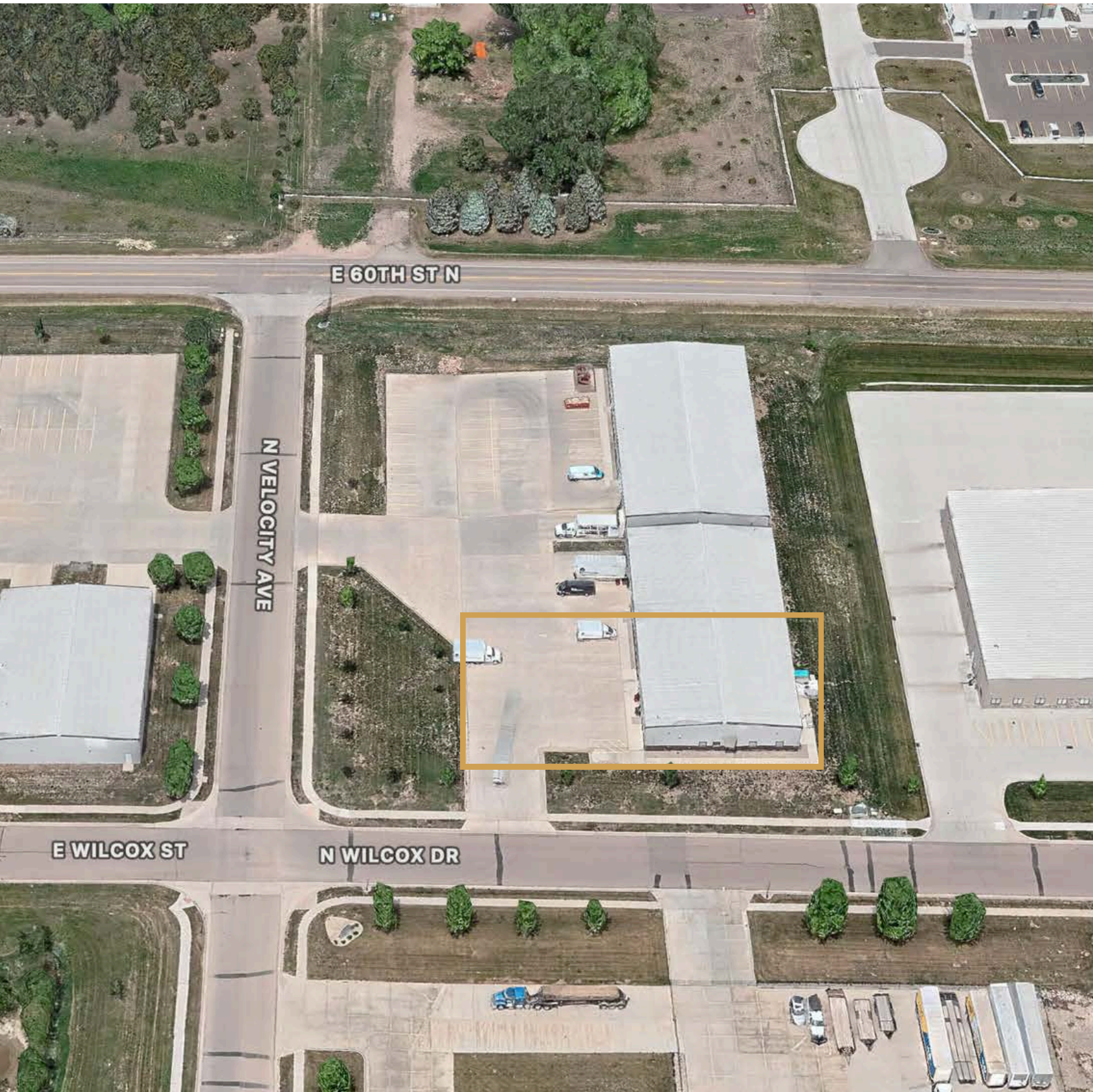
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