

FOR LEASE



5TH STREET FLEX SPACE

FLEX SPACE IN CENTRAL SIOUX FALLS

Bender
COMMERCIAL



**2228-2232 W 5TH STREET
SIOUX FALLS, SD**



**2228: 4,464 SF
2232: 2,220 SF**



**2228: \$7.50/SF
2232: \$7.00/SF
EST NNN: \$1.75/SF**

- Clean flex space located in central Sioux Falls.
- Suite 2228 (4,464 SF) has an office area with restrooms, mezzanine storage, two (2) 14'H overhead doors, double pit floordrain, and hanging Reznor forced air heater.
- Suite 2232 (2,220 SF) has a shop/warehouse area, two (2) 14' H overhead doors, double pit floordrain, and hanging Reznor forced air heater. Space is plumbed for restroom.
- Sprinklered.
- Zoned I-1 Light Industrial.
- Large parking lot.
- Monument signage available.
- Located near Kiwanis Avenue, providing easy access to 12th Street, Madison Street, and I-29.

AUSTIN LUECKE

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BRADYN NEISES, SIOR

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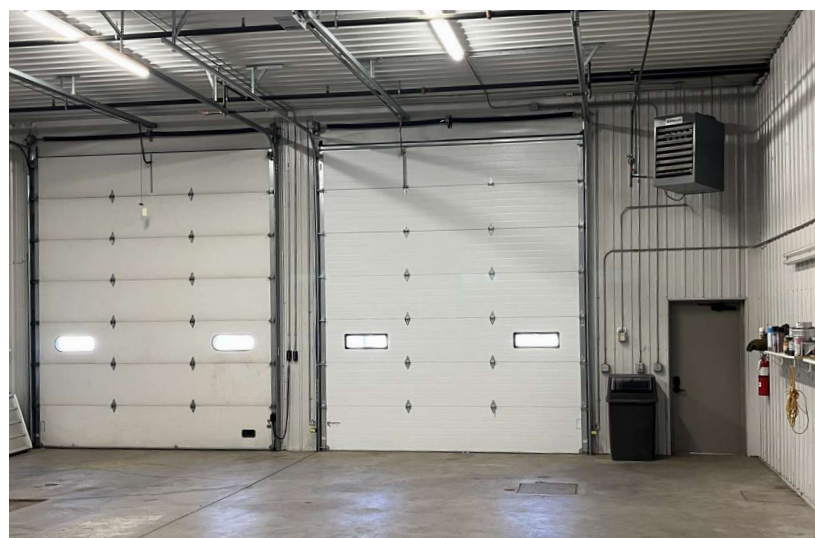
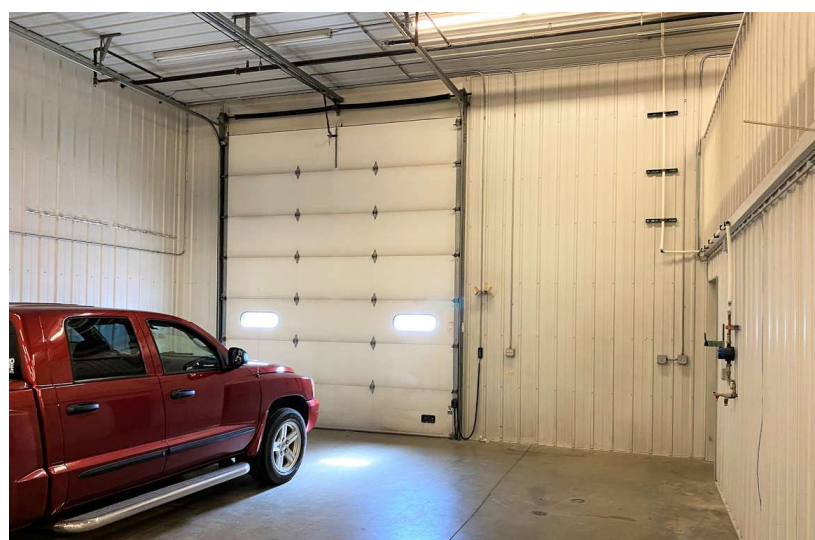
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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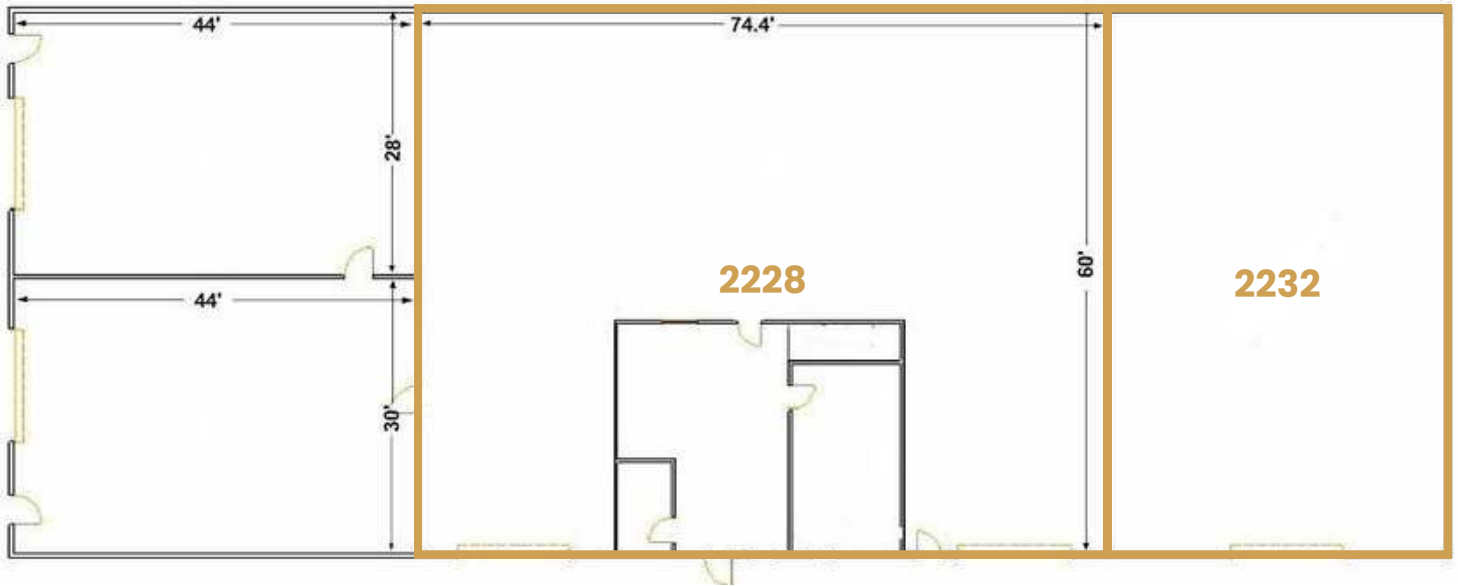
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