



5TH STREET FLEX SPACE

FLEX SPACE IN CENTRAL SIOUX FALLS

Bender
COMMERCIAL



**2232 WEST 5TH STREET
SIOUX FALLS, SD**



2,220 SF



**\$7.00/SF
EST NNN: \$1.75/SF**

- Clean flex space located in central Sioux Falls.
- Suite 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

austin@benderco.com
605-900-2407

BRADYN NEISES, SIOR

bradyn@benderco.com
605-579-0189



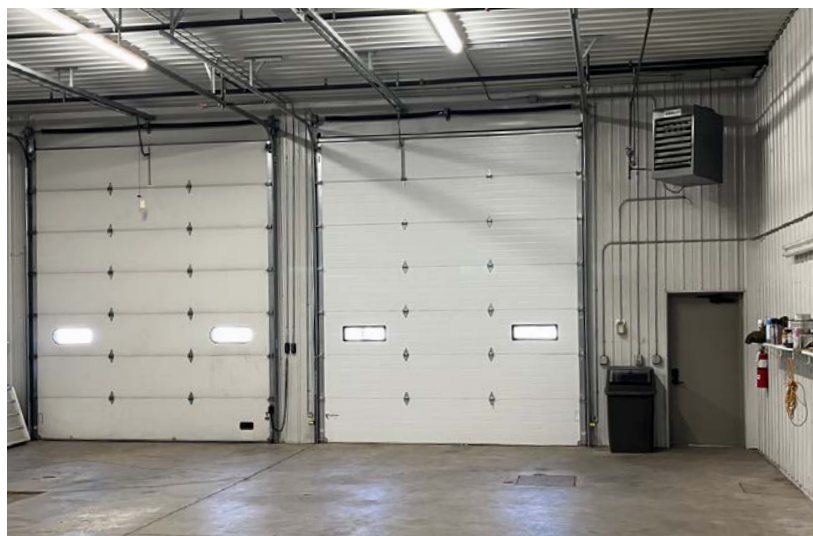
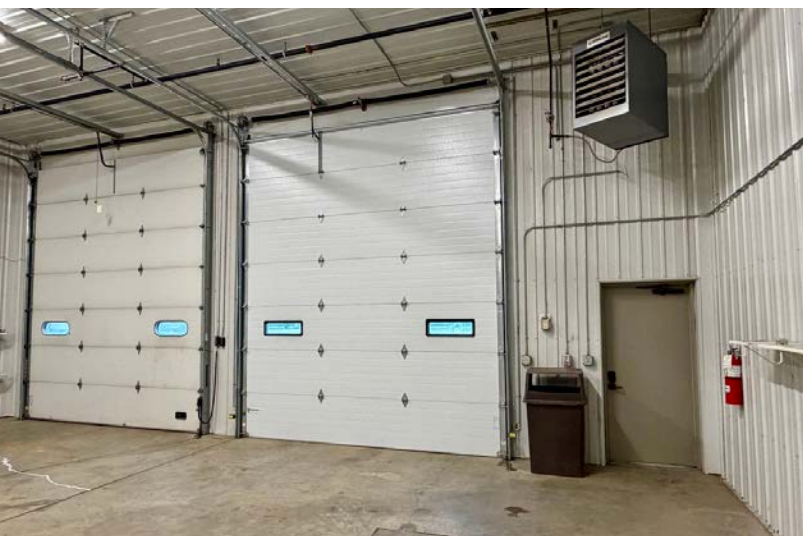
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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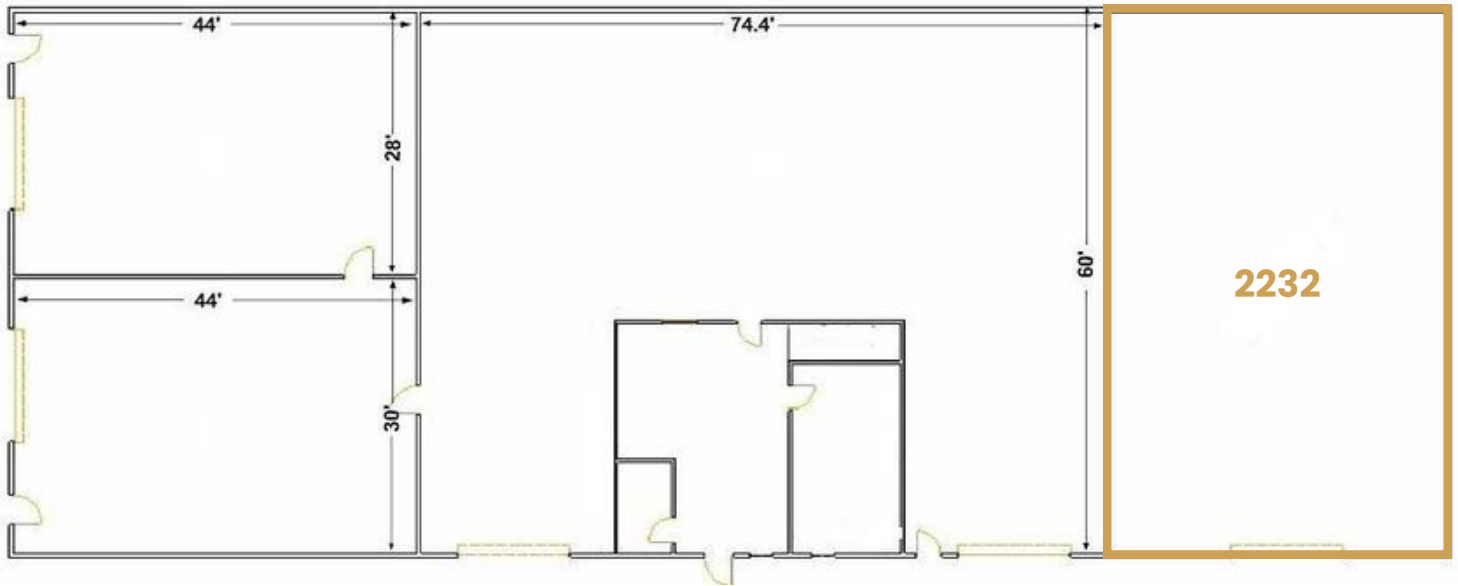
FLEX SPACE FOR LEASE



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