

**FOR LEASE**



# 57TH STREET NORTH SHOPS

SHOP/FLEX SPACE

**Bender**  
COMMERCIAL



**1703 EAST 57TH STREET NORTH  
SIOUX FALLS, SD**



**3,600 SF**



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

- Space includes warehouse, one office, unisex restroom and mechanical room.
- Warehouse includes hanging forced-air natural gas heat, 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 in front of space. Additional on street parking available.
- Separately metered for utilities.
- Tenant responsible for gas, electric, garbage, internet and pro-rata share of water/sewer.

**ROB FAGNAN, SIOR** | [rob@benderco.com](mailto:rob@benderco.com) | 605-782-1672



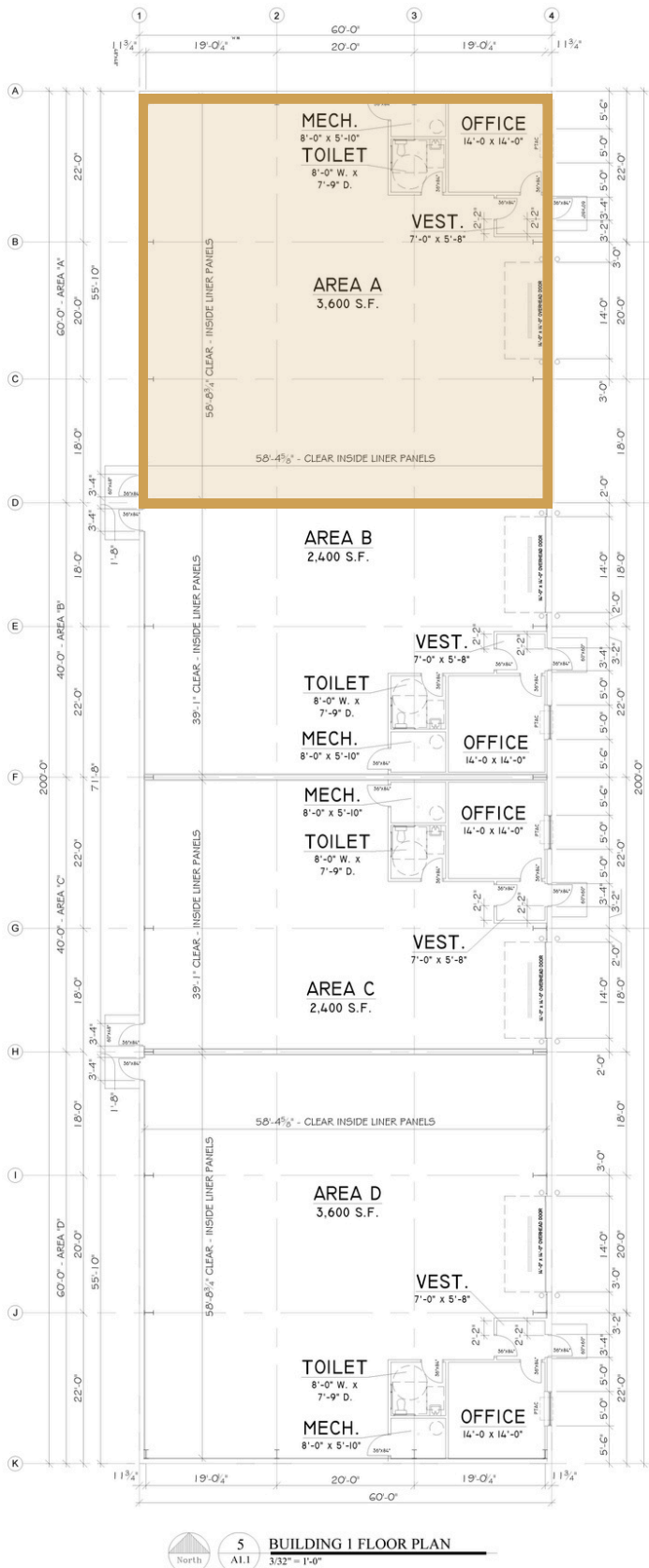
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