

FOR LEASE



RUSSELL FLEX SPACE

STORAGE IN NORTHERN SIOUX FALLS

Bender
COMMERCIAL



**2215 WEST RUSSELL STREET
SIOUX FALLS, SD**



1,500 SF



**\$1,200/MONTH NNN
EST NNN: \$3.67/SF**

- Standalone insulated garage on West Russell Street across from Elmwood Golf Course and near the Denny Sanford Premier Center.
- 912 SF storage space includes one (1) 10' H x 10' W overhead door, one (1) 10' H x 12' W overhead door, and a floor drain.
- 588 SF office space includes bathroom and office being built out by landlord.
- Easy access to West Russell Street, Kiwanis Avenue, and I-29.
- Neighboring businesses include Holiday Inn & Suites, Crooked Pint Ale House, State Farm Insurance, Conoco, and Quiznos.
- Middle suite in adjacent retail building also available for lease. Contact broker for details.

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