

FOR LEASE



MADISON BUSINESS CENTER

WAREHOUSE SPACE

Bender
COMMERCIAL



**2704 WEST 3RD STREET
SIOUX FALLS, SD**



11,205 SF



**\$7.25/SF NNN
EST NNN: \$1.95/SF**

- Easy access to 12th Street, Madison Street, and I-29.
- One 12' W x 14' H overhead door and one 20' H overhead door.
- Building has forced-air natural gas heat and is insulated.
- Sprinklered.
- LED lighting.
- No restroom.
- Security cameras throughout exterior of property.

BRADYN NEISES, SIOR

bradyn@benderco.com

605-579-0189

ROB FAGNAN, SIOR

rob@benderco.com

605-521-5444



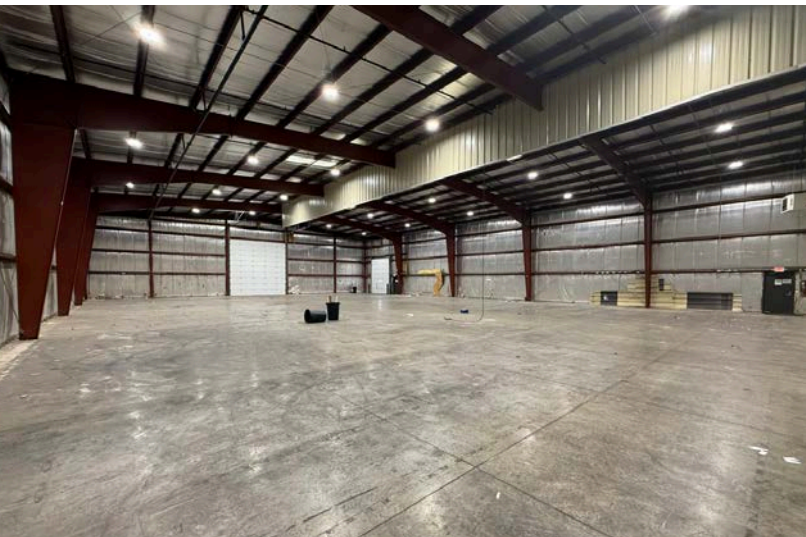
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

© 2026 Bender Companies. Information herein deemed reliable, but not guaranteed.

MADISON BUSINESS CENTER



WAREHOUSE SPACE FOR LEASE



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

2026 Bender Companies. Information herein deemed reliable, but not guaranteed.

North Arrow
NORTH

Warehouse 11205 SF
90'-0" x 124'-6"

Warehouse 8910 SF
99'-0" x 374'-6"

Warehouse 2250 SF
25'-0" x 12X12 BEAM

MEZZ. 1479 SF

Warehouse 4053 SF

OFFICE SPACE

JDS BUILDING
2704 WEST 3RD STREET
33,705 SF

OH 12X14

OH 12X14

OH 8X9

OH 8X9

MADISON BUSINESS CENTER



WAREHOUSE SPACE FOR LEASE



MADISON BUSINESS CENTER



WAREHOUSE SPACE FOR LEASE

