

FOR LEASE



FFG SHOPS

NEW CONSTRUCTION SPACES

Bender
COMMERCIAL



**531 EAST AMIDON STREET
SIOUX FALLS, SD**



2,000 - 4,000 SF



**\$1,650-\$3,300/MO NNN
EST NNN: \$1.65/SF**

- 2,000 SF units are 40' wide x 50' deep x 16' tall.
- 4,000 SF units are 80' wide x 50' deep x 16' tall.
- Each unit has:
 - Two (2) 14' x 14' drive-thru overhead garage doors.
 - 16' sidewalls.
 - Floor drain.
 - Restroom with space for future office build out.
 - Forced-air natural gas heat.
 - 200A single-phase service with ability to have 3-Phase.
 - Sprinklered.
 - Outdoor space enclosed by a fence.
- 2-4 year and 5+ year lease rates available. Contact broker for details.

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.

FFG SHOPS



SHOP 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.

SHOP SPACE FOR LEASE



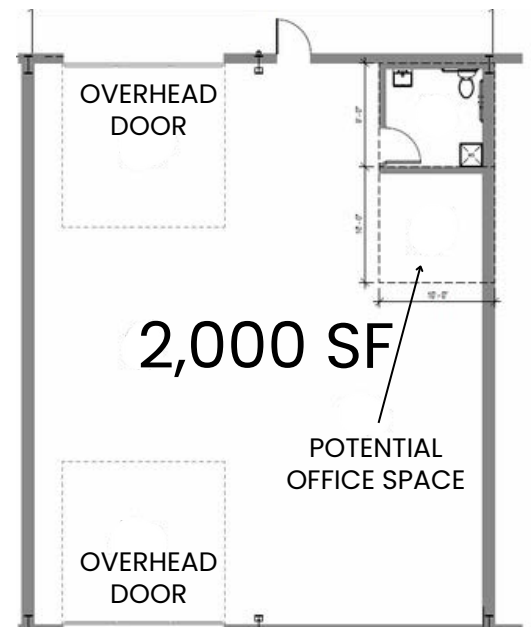
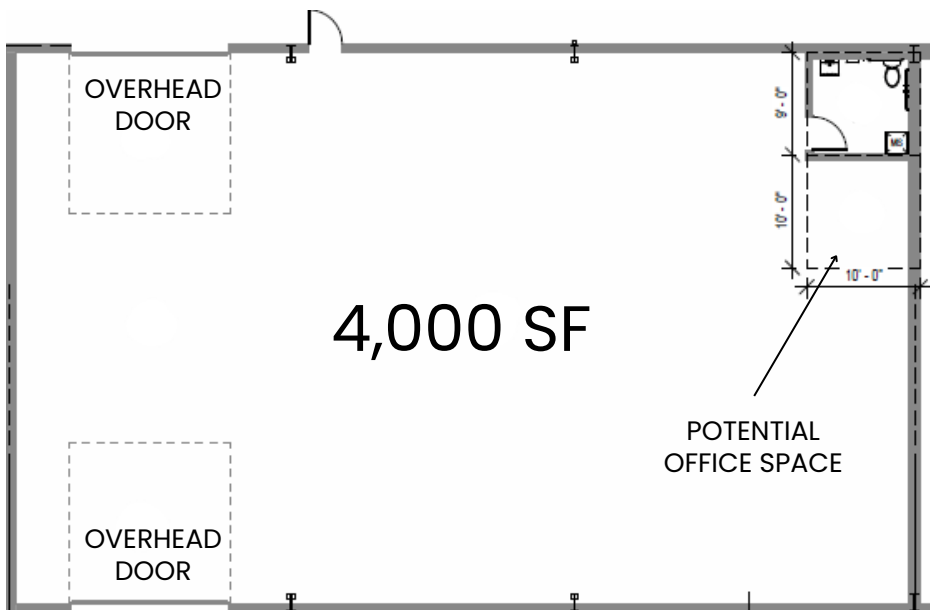
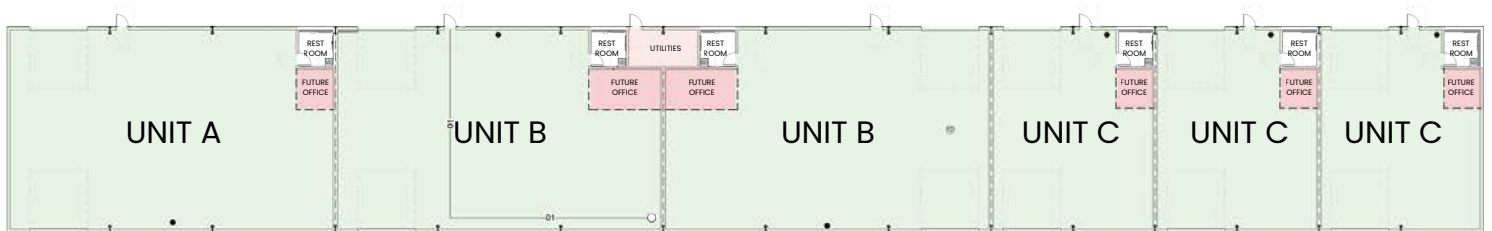
SHOP SPACE FOR LEASE



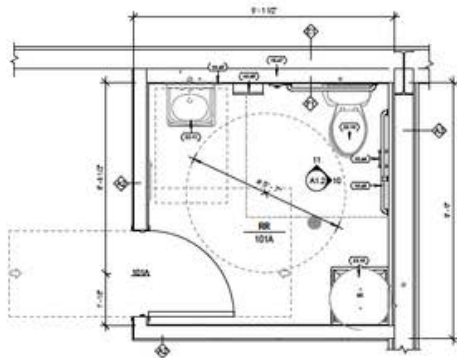
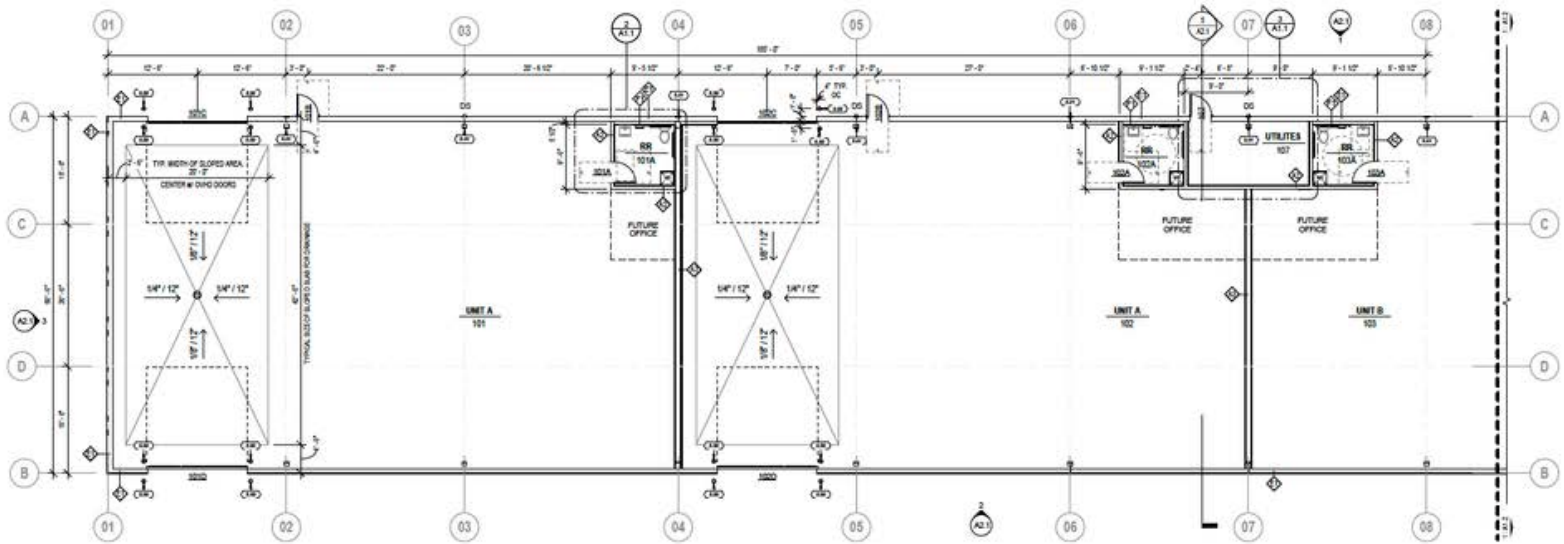
NORTH ELEVATION



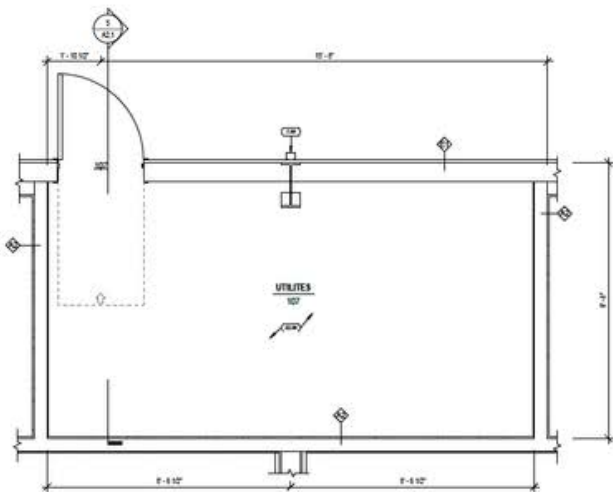
SOUTH ELEVATION



WEST END FLOORPLAN

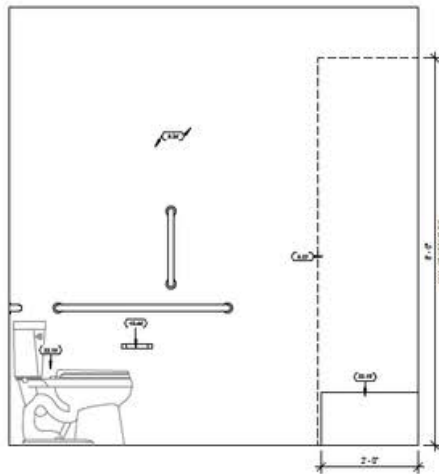
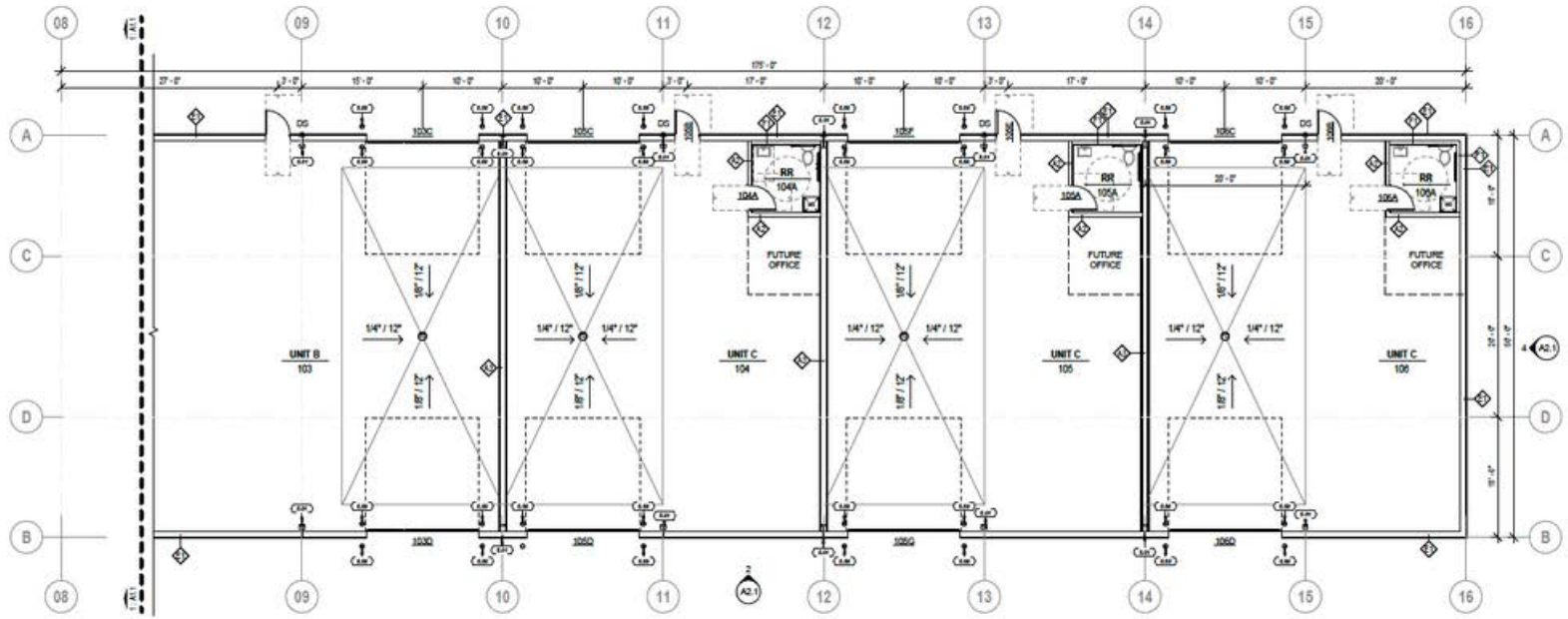


2 ENLARGED RR PLAN (TYP.)
1/8" = 1'-0"

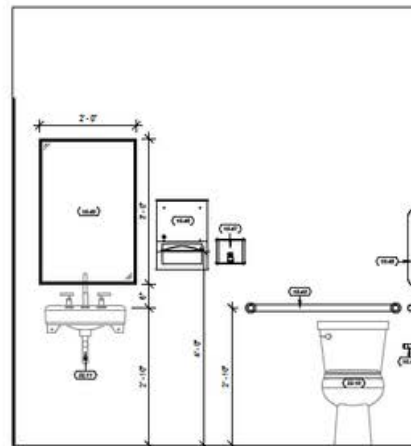


3 ENLARGED FLOOR PLAN - UTILITIES ROOM
1/8" = 1'-0"

EAST END FLOORPLAN



10 TYP. R.R. ACCESSORIES
34" x 1'-0"



11 TYP. R.R. FIXTURES
34" x 1'-0"

FFG SHOPS



SHOP SPACE FOR LEASE



SHOP SPACE FOR LEASE

