

**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 40' wide x 80' 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](mailto:rob@benderco.com) | 605-521-5444



Bender Commercial Real Estate Services | 305 West 57th Street, Sioux Falls, SD 57108 | 605-336-7600 | [benderco.com](http://benderco.com)

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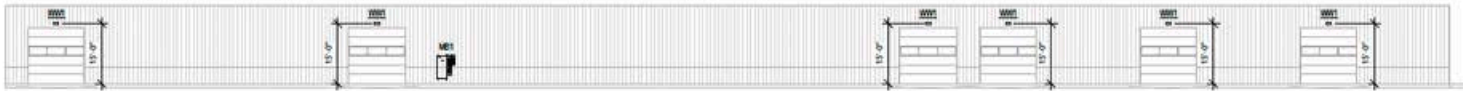
## SHOP SPACE FOR LEASE



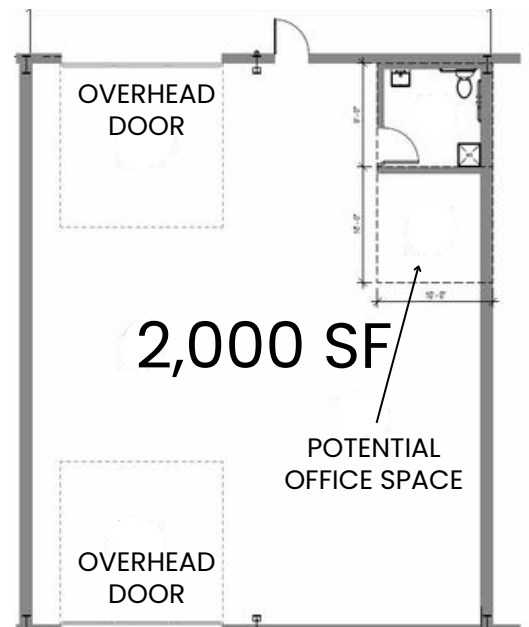
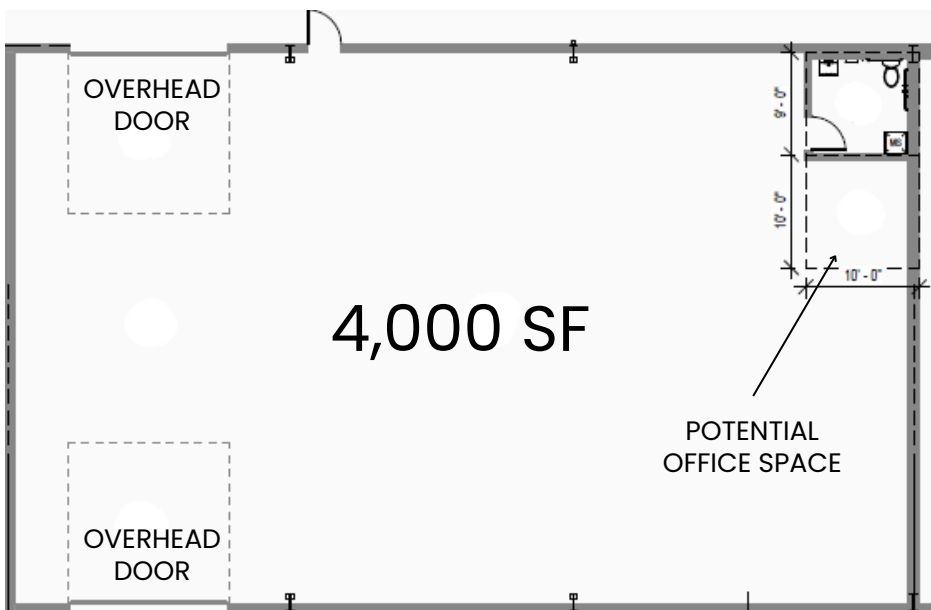
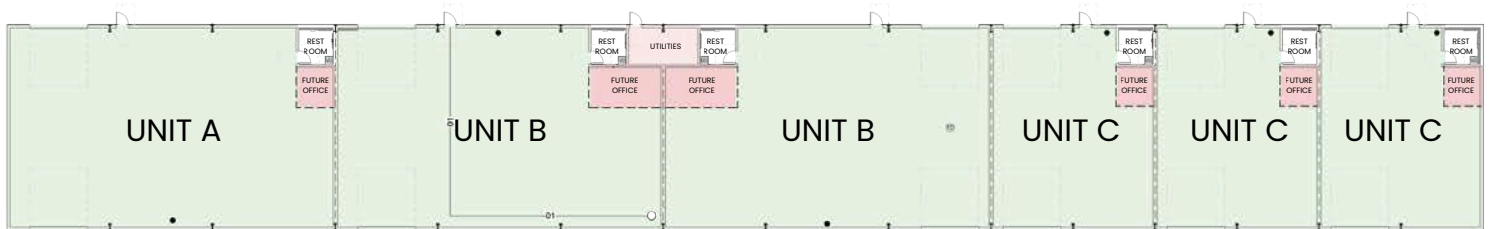
## SHOP SPACE FOR LEASE



NORTH ELEVATION



SOUTH ELEVATION



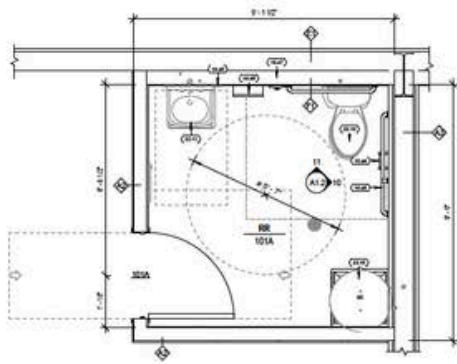
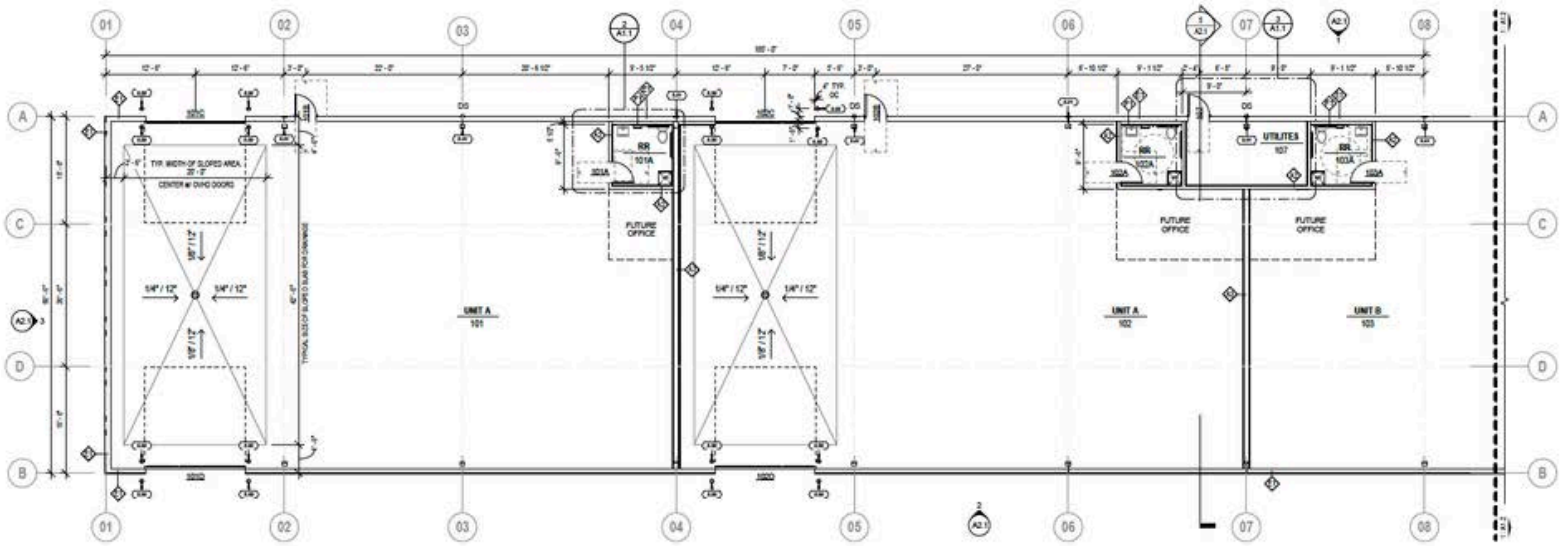
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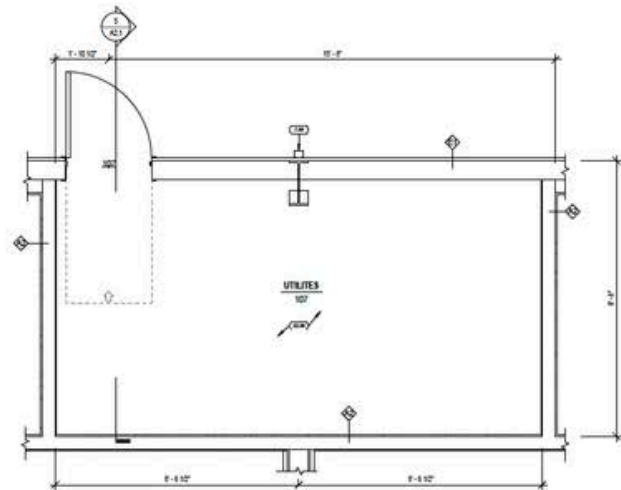
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## WEST END FLOORPLAN



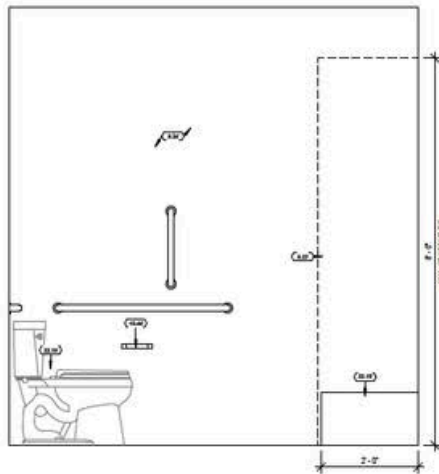
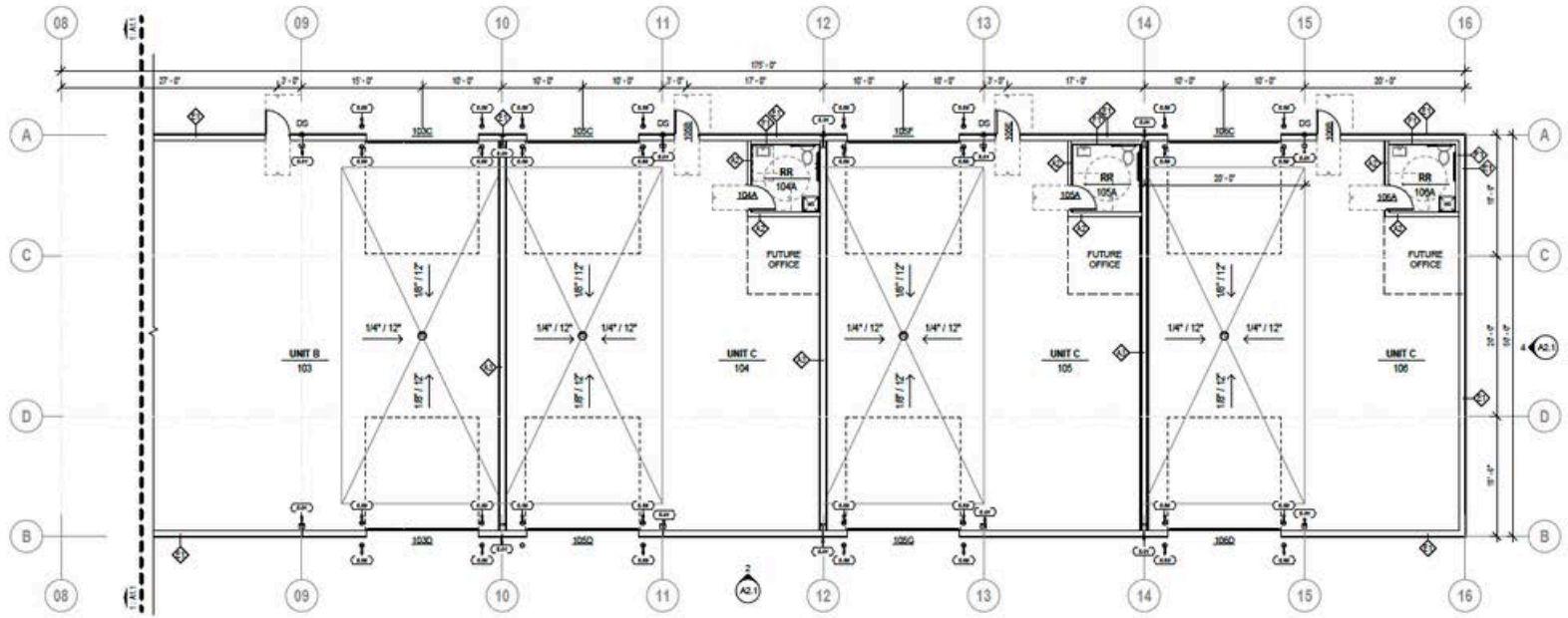
2 ENLARGED RR PLAN (TYP.)  
1/8" = 1'-0"



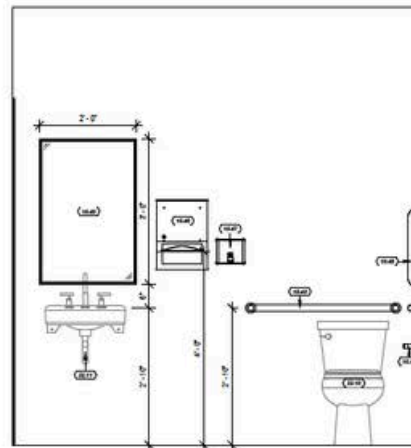
3 ENLARGED FLOOR PLAN - UTILITES ROOM  
1/8" = 1'-0"



## EAST END FLOORPLAN



**10** TYP. R.R. ACCESORIES  
34" x 7'0"



**11** TYP. R.R. FIXTURES  
34" x 7'0"

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