

FOR LEASE



MADISON BUSINESS CENTER

OFFICE & WAREHOUSE SPACE

Bender
COMMERCIAL



**2700 WEST 3RD STREET
SIOUX FALLS, SD**



27,176 SF



**\$7.75/SF NNN
EST NNN: \$1.95/SF**

- Main floor office (1,920 SF - 2 sections) has open work areas, reception, two (2) private offices, three (3) single-stall restrooms, storage/IT room, and mechanical room.
- Upper level office space (2 sections) has five (5) private offices, reception area, open work area, and in-suite restrooms.
- Warehouse (21,760 SF) has five (5) 14' overhead doors, three (3) dock doors with manual levelers, forced-air natural gas heat, sprinklered, LED lighting, skylights.
- Power: 3 Phase, 4W , 240/120V.
- Security cameras throughout exterior of property.

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OFFICE SPACE



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WAREHOUSE SPACE

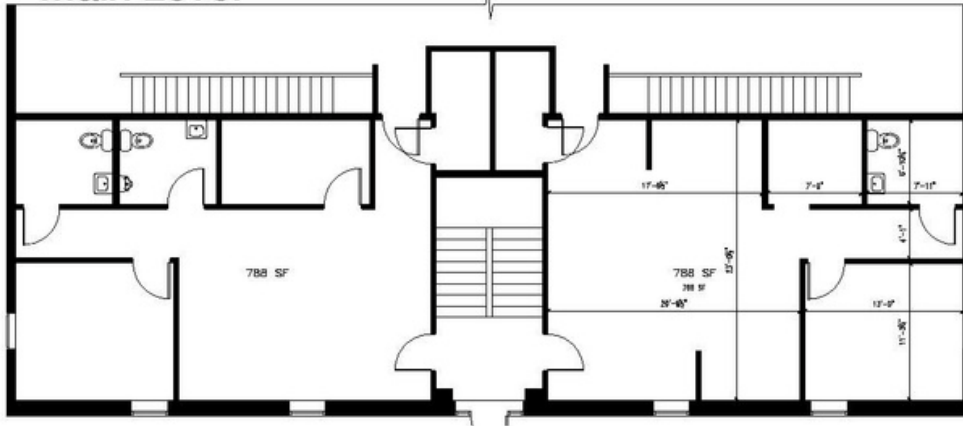


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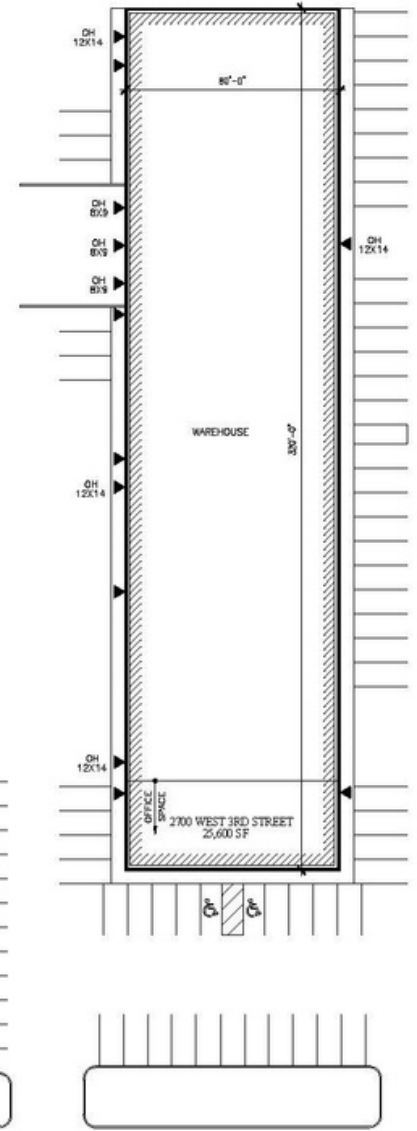
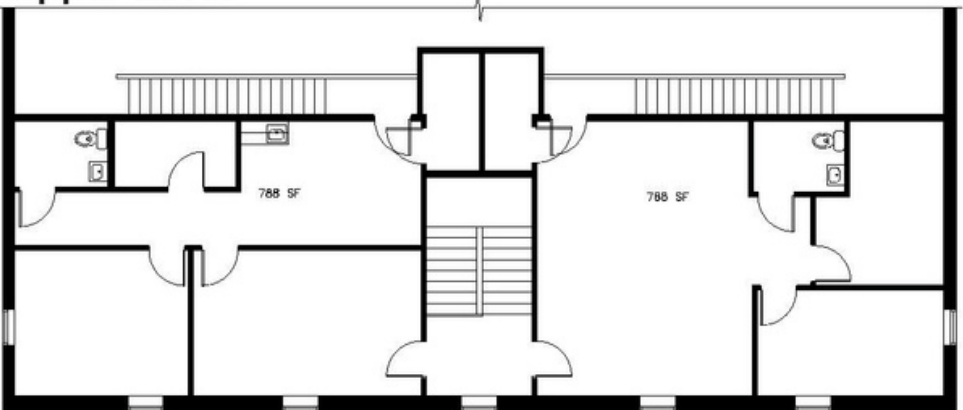


OFFICE FLOOR PLANS

Main Level



Upper Level



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