

FOR LEASE



LYONS CONDO – SUITE 100

INDUSTRIAL SPACE

Bender
COMMERCIAL



605 S LYONS AVE, STE 100
SIOUX FALLS, SD



5,700 SF



\$8.50/SF NNN
EST NNN: \$2.11/SF

- Warehouse with office in north central Sioux Falls.
- Office area has open work area, one (1) private office, and one (1) restroom.
- Warehouse has floor drains, hanging radiant heat, one (1) restroom, and mezzanine storage.
- Two (2) drive-thru 14' grade-level doors.
- Secured outdoor storage.
- Sprinklered.
- Zoning: I-1 (Industrial)
- Easy access to 12th Street and Interstate 29.

BRADYN NEISES, SIOR | bradyn@benderco.com | 605-579-0189



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

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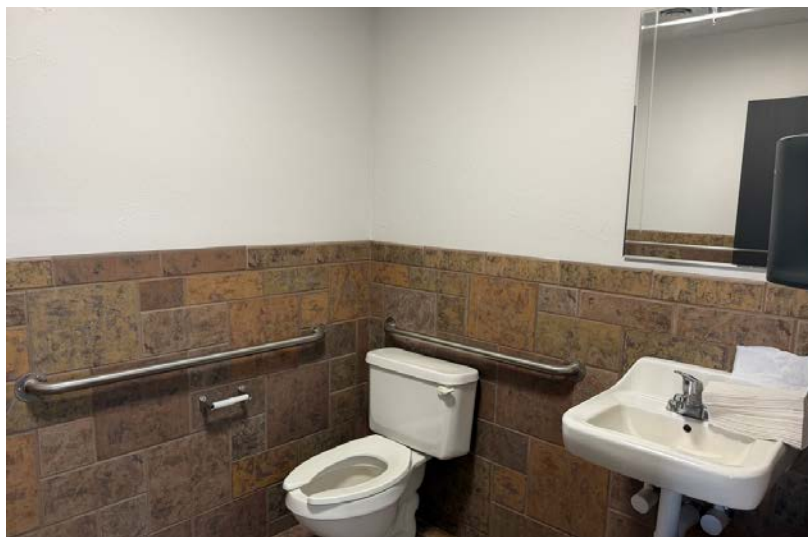
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