

FOR SALE/LEASE



BENSON FLEX BUILDING

Bender
COMMERCIAL



**1210 EAST BENSON ROAD
SIOUX FALLS, SD**



11,920 SF



**SALE: \$1,550,000
LEASE: \$8.50/SF NNN**

- Lease to purchase and seller financing options available.
- Building includes a mix of reception, showroom, office, and warehouse space.
- Reception/Showroom area with two (2) private offices, restrooms, and breakroom.
- Two (2) 12' overhead doors with an additional two (2) doors that have been covered from the inside.
- One (1) dock door.
- 14' ceiling height.
- Fully temperature controlled building.
- Zoned I-1 Light Industrial.
- Built in 1990. Addition in 2015.
- Lot size: 71,807 SF.
- Additional land for outdoor storage and/or future expansion.
- Great location near corner of Benson Road and Cliff Avenue with convenient access to I-90 and I-229.

ROB KURTENBACH | rk@benderco.com | 605-940-0559



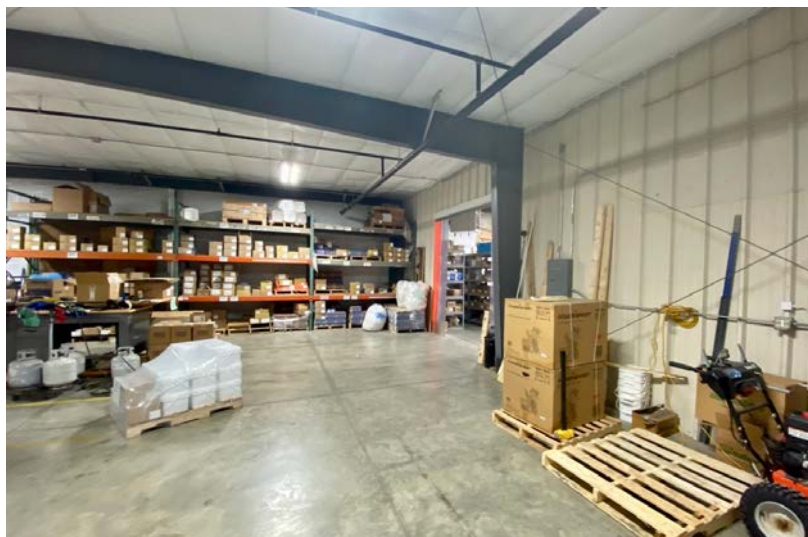
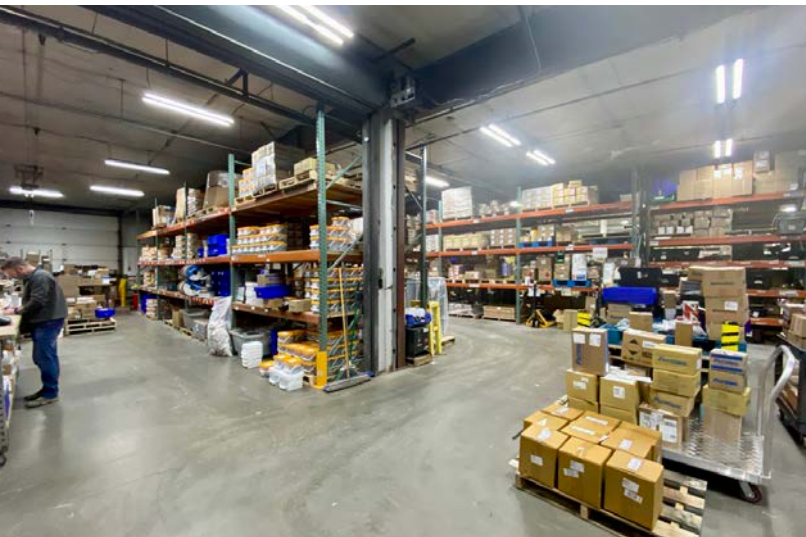
Bender Commercial Real Estate Services | 305 West 57th Street, Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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

BENSON FLEX BUILDING



WAREHOUSE AND OFFICE SPACE FOR SALE OR 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.

BENSON FLEX BUILDING



WAREHOUSE AND OFFICE SPACE FOR SALE OR 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.

BENSON FLEX BUILDING



WAREHOUSE AND OFFICE SPACE FOR SALE OR LEASE



BENSON FLEX BUILDING



WAREHOUSE AND OFFICE SPACE FOR SALE OR 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.