

FOR LEASE



Bender
COMMERCIAL

THE ALLOY

**5400 N CAREER AVE • SIOUX FALLS, SOUTH DAKOTA
DISTRIBUTION WAREHOUSE • 24,200-145,200 SF • 13.19 AC**

DEVELOPED BY  **ENCLAVE**

Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com
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TOTAL BUILDING SIZE	145,200 SF
SF AVAILABLE	24,200 - 145,200
SALE PRICE	Contact for Pricing
LEASE RATE	\$7.50/SF NNN
EST. TOTAL NNN	\$2.15/SF
TENANT IMPROVEMENT ALLOWANCE	Negotiable
AVAILABLE FOR OCCUPANCY	Immediate



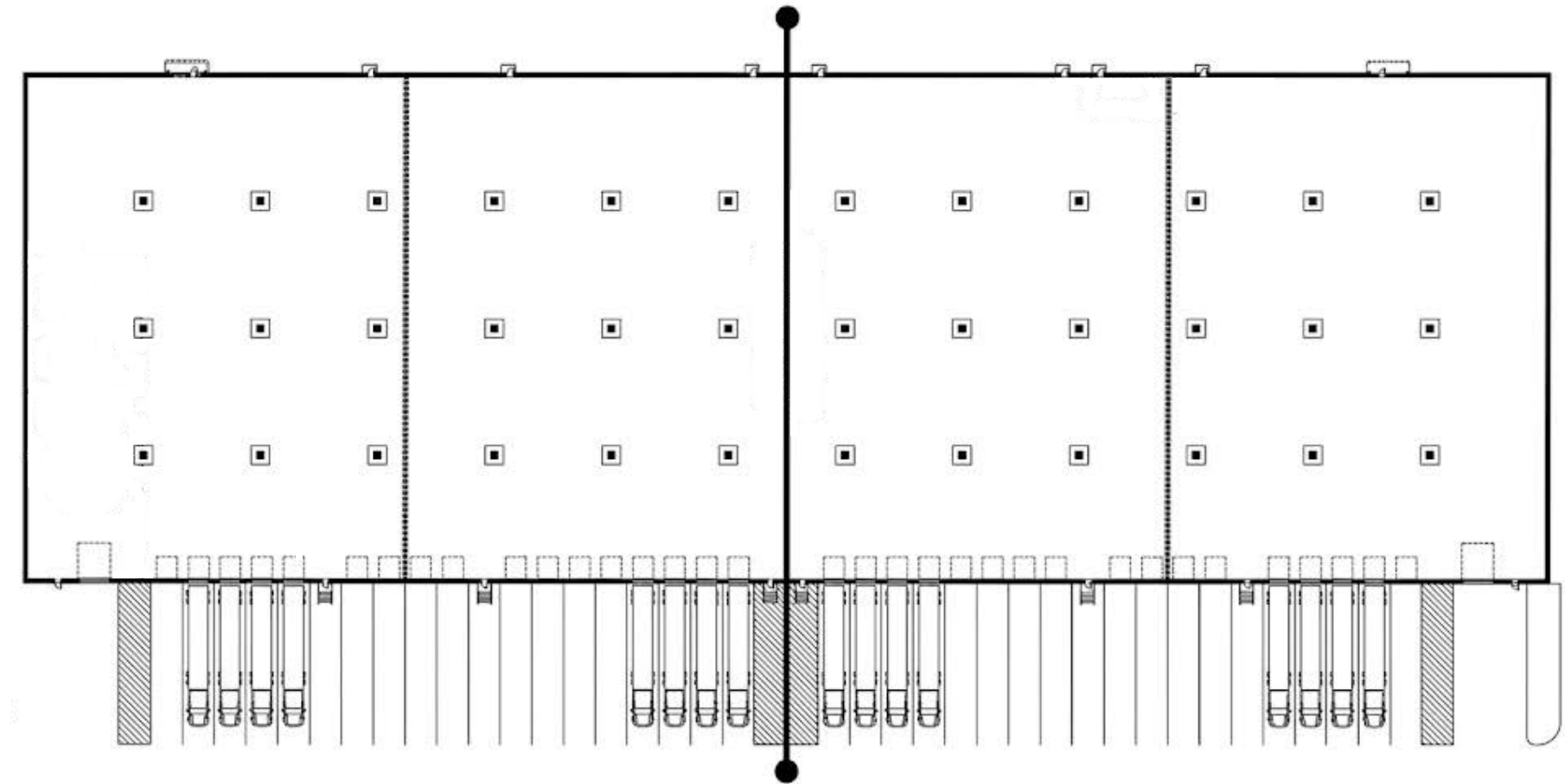
CLEAR HEIGHT	28'
DOCK DOORS	Sixteen (16) 48" loading docks Expandable to 34
DRIVE-INS	Two (2) 14' W x 16' H doors
COLUMN SPACING	55' x 50'
BUILDING DIMENSIONS	220' x 660'
ZONING	I-2 Heavy Industrial & CN Conservation

ADDRESS	5400 North Career Avenue Sioux Falls, South Dakota
YEAR BUILT	2024
BUILDING TYPE	Distribution Warehouse
BUILDING SIZE	145,200 Square Feet
LOT SIZE	13.19 Acres

PROPERTY HIGHLIGHTS

- Divisible in 24,200 square foot increments
- 106 parking spaces
- 64 trailer parking spots
- 3-phase | 1,600 amps | 277/480 volt
- Natural gas unit heaters
- ESFR fire suppression
- Insulated concrete tilt-up walls with steel frame
- 6.5" reinforced concrete floors
- Signage options available
- 1 mile to Interstate 29
- 1 mile to Interstate 90







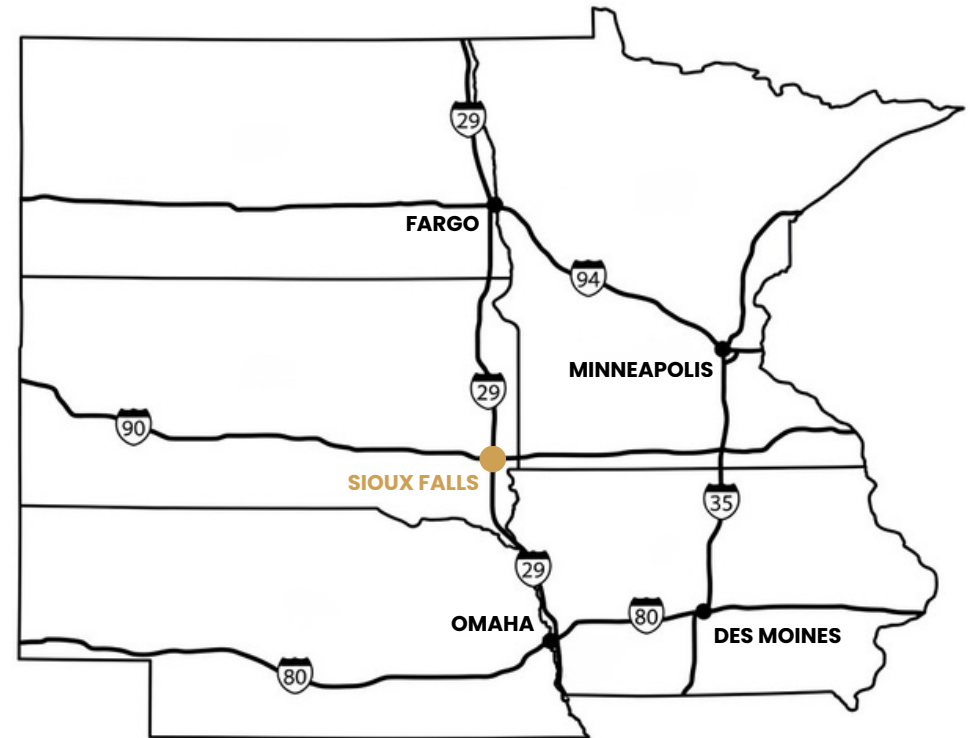
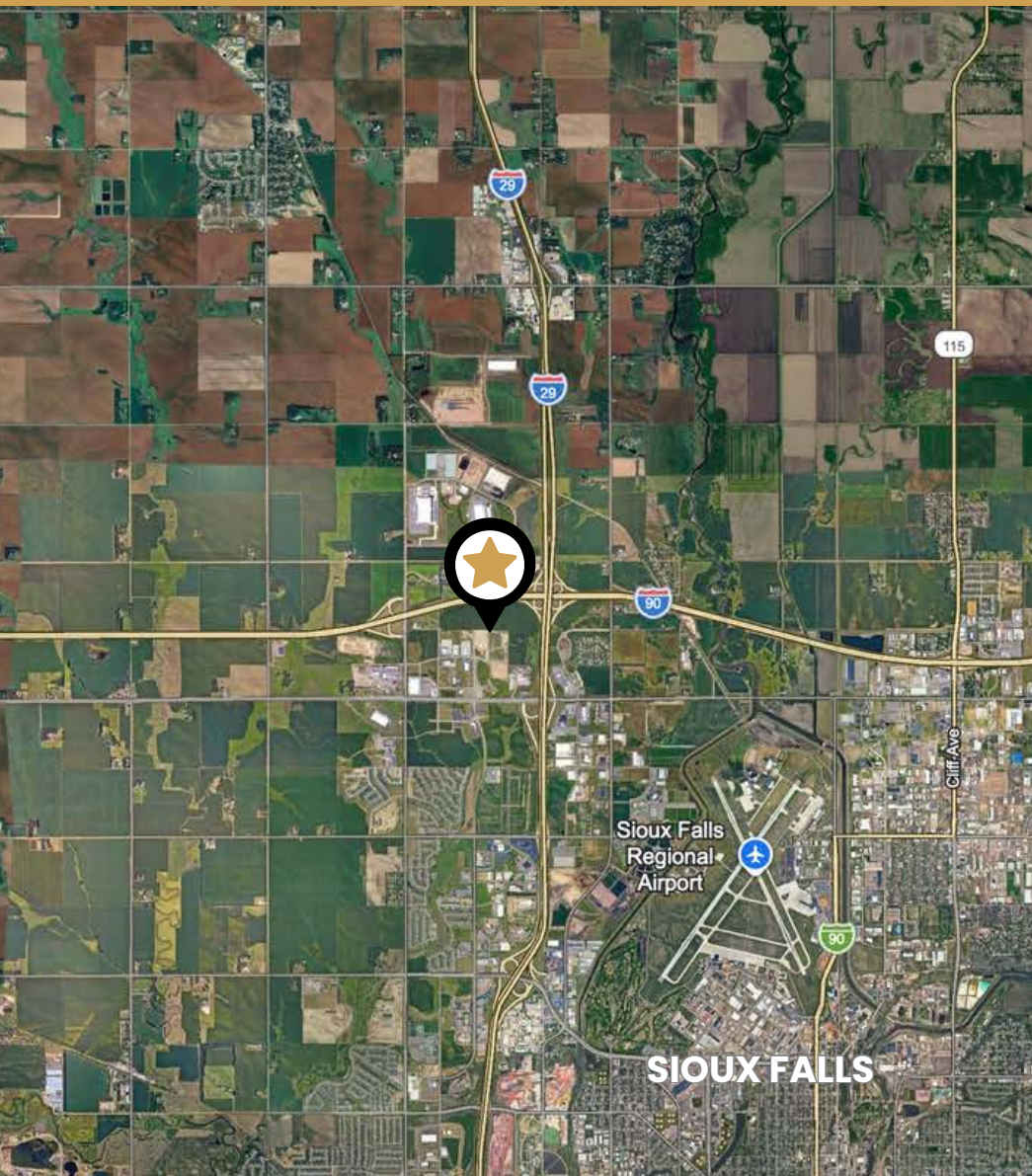




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SIOUX FALLS to OMAHA	180 Miles
SIOUX FALLS to FARGO	245 Miles
SIOUX FALLS to MINNEAPOLIS	237 miles

FOR MORE INFORMATION, CONTACT:



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