

FOR LEASE



57TH STREET NORTH SHOPS

SHOP/FLEX SPACE

Bender
COMMERCIAL



1725 EAST 57TH ST NORTH
SIOUX FALLS, SD



2,400 SF



\$7.25/SF NNN
EST NNN: \$2.15/SF

- Suite includes a warehouse, one office, unisex restroom and utility room.
- Warehouse includes hanging forced-air natural gas heat, floor drain, LED lighting and 3-Phase, 200 amp, 4-wire, 120/208v power.
- 12'W x 14'H grade-level overhead door.
- Sidewalls - 21' (front) and 16' (rear).
- Two (2) parking spaces in front of space. Additional on-street parking available.
- Separately metered for utilities.
- Tenant responsible for gas, electric, garbage, internet and pro-rata share of water/sewer.

ROB FAGNAN, SIOR | rob@benderco.com | 605-521-5444



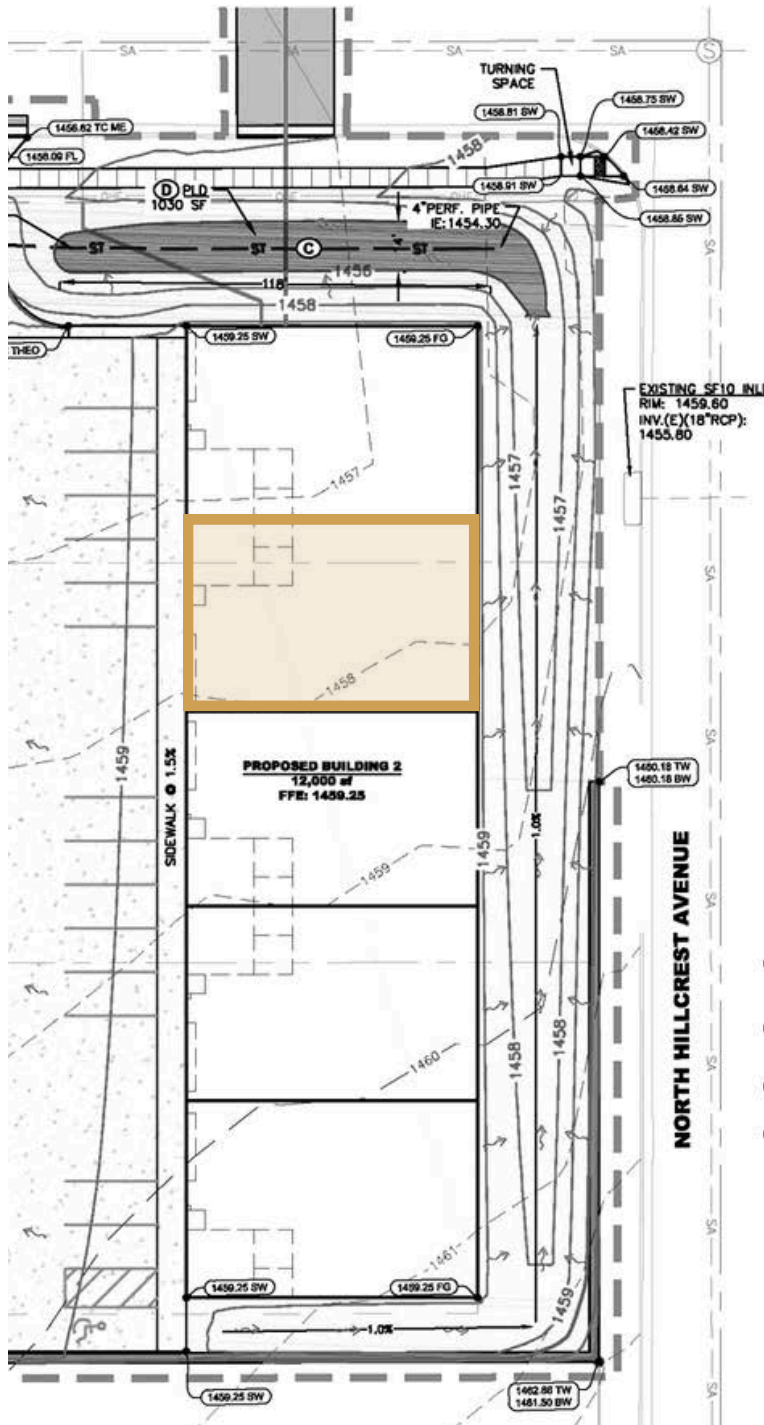
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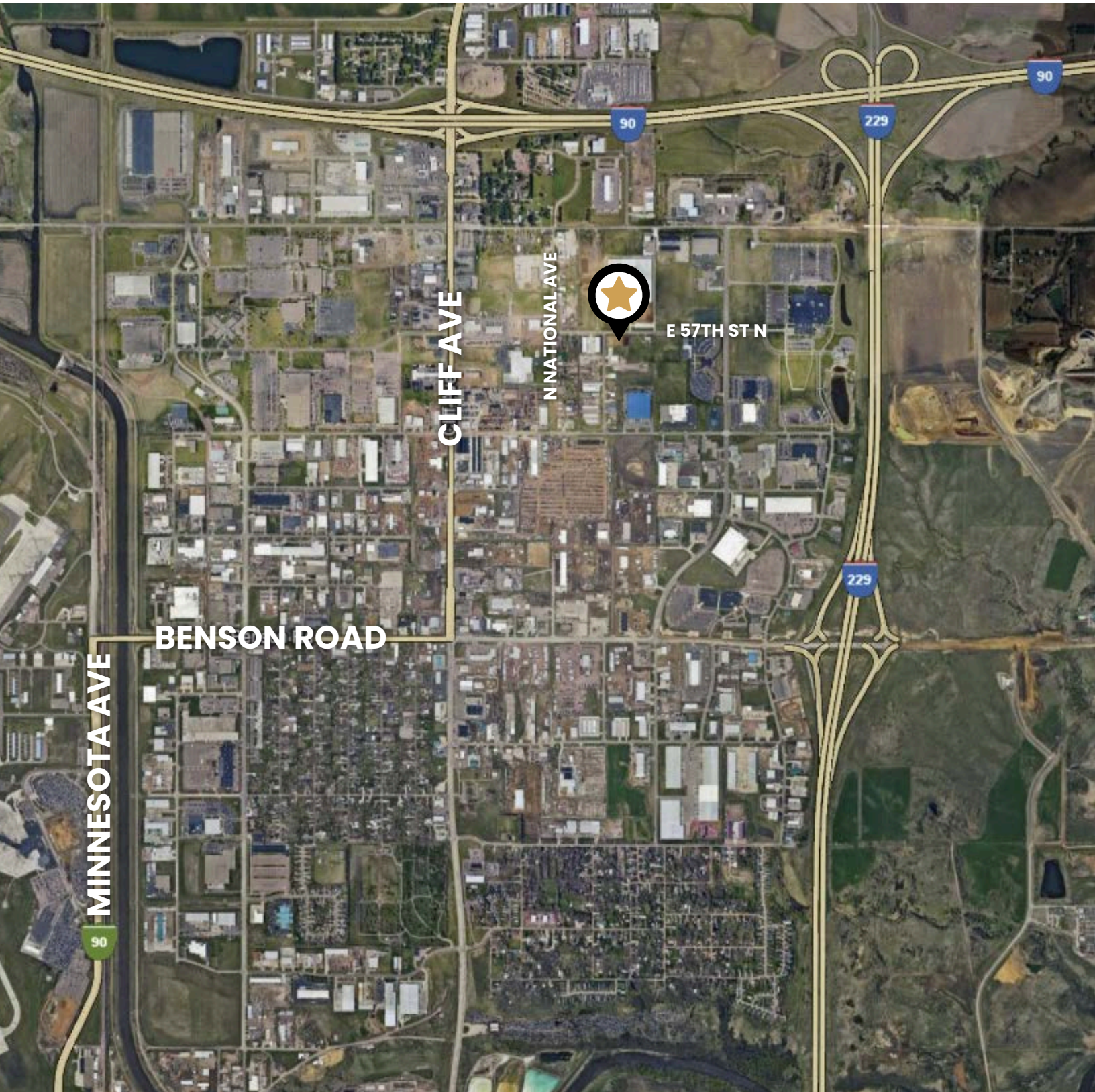
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