

FOR LEASE



DOWNTOWN FLEX SPACE

FLEX SPACE

Bender
COMMERCIAL



106 SOUTH DAKOTA AVENUE
SIOUX FALLS, SD



6,600 SF - MAIN LEVEL
6,600 SF - LOWER LEVEL



\$8.50/SF NNN

- Unique historic property available in downtown Sioux Falls.
- Main level warehouse space - open layout. 12' overhead door.
- Lower level warehouse space with separate entrance and overhead door accessed from alley. Ideal for covered parking.
- Upper and lower levels can be leased together or separately.
- Conveniently located near City Hall, shopping, entertainment and parking ramps.

ISAAC JORGENSEN

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REGGIE KUIPERS, SIOR

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

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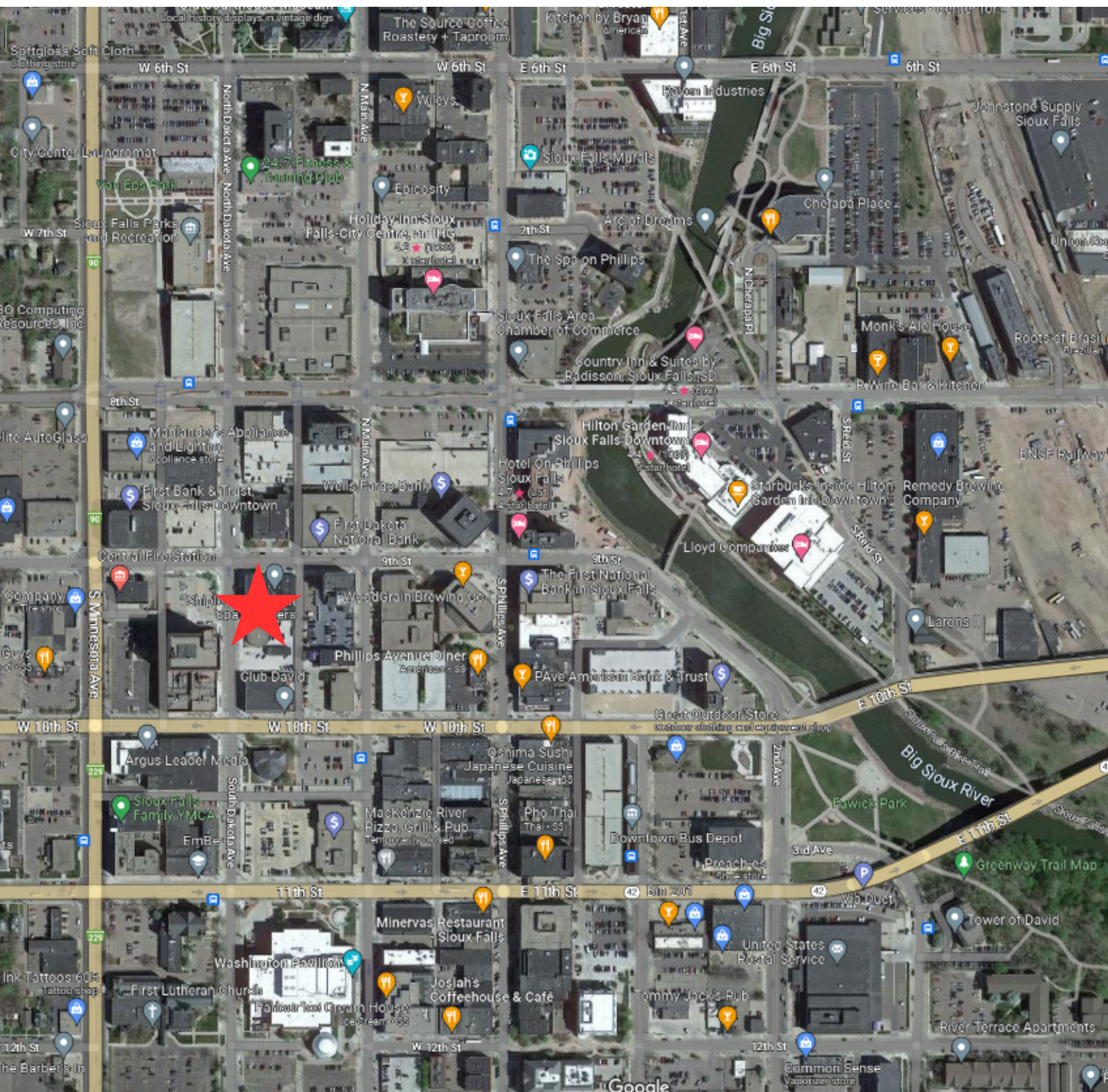
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