

**FOR LEASE**



# MADISON BUSINESS CENTER

## FLEX/WAREHOUSE SPACE

**Bender**  
COMMERCIAL



**2701 WEST 2ND STREET  
SIOUX FALLS, SD**



**20,500 SF**



**\$8.25/SF NNN  
EST NNNs: \$1.75/SF**

- Flex space available along 2nd Avenue near Kiwanis Avenue in central Sioux Falls.
- Warehouse is climate controlled.
- Two (2) dock high doors and one (1) 14' overhead door.
- 20' sidewalls. ESFR sprinklers.
- 18 on-site parking space.
- Easy access to 12th Street, Madison Street and I-29.
- Landlord plans to install security cameras throughout the exterior of property.

**BRADYN NEISES, SIOR**

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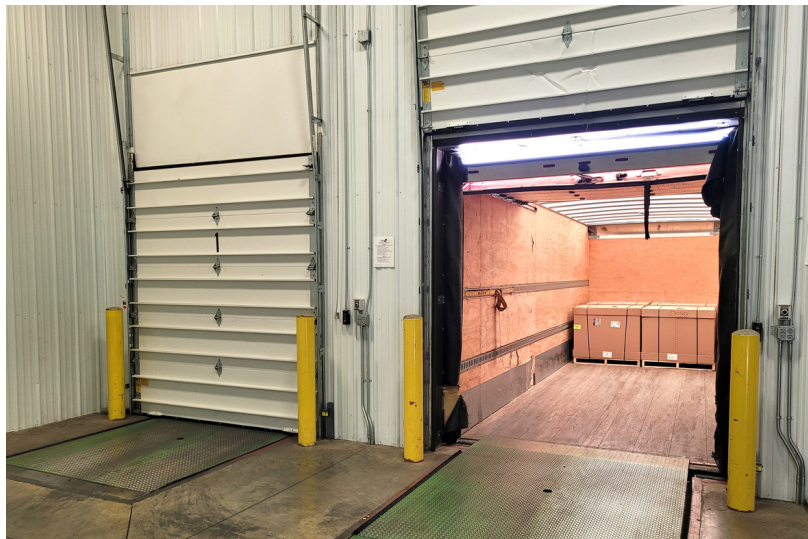
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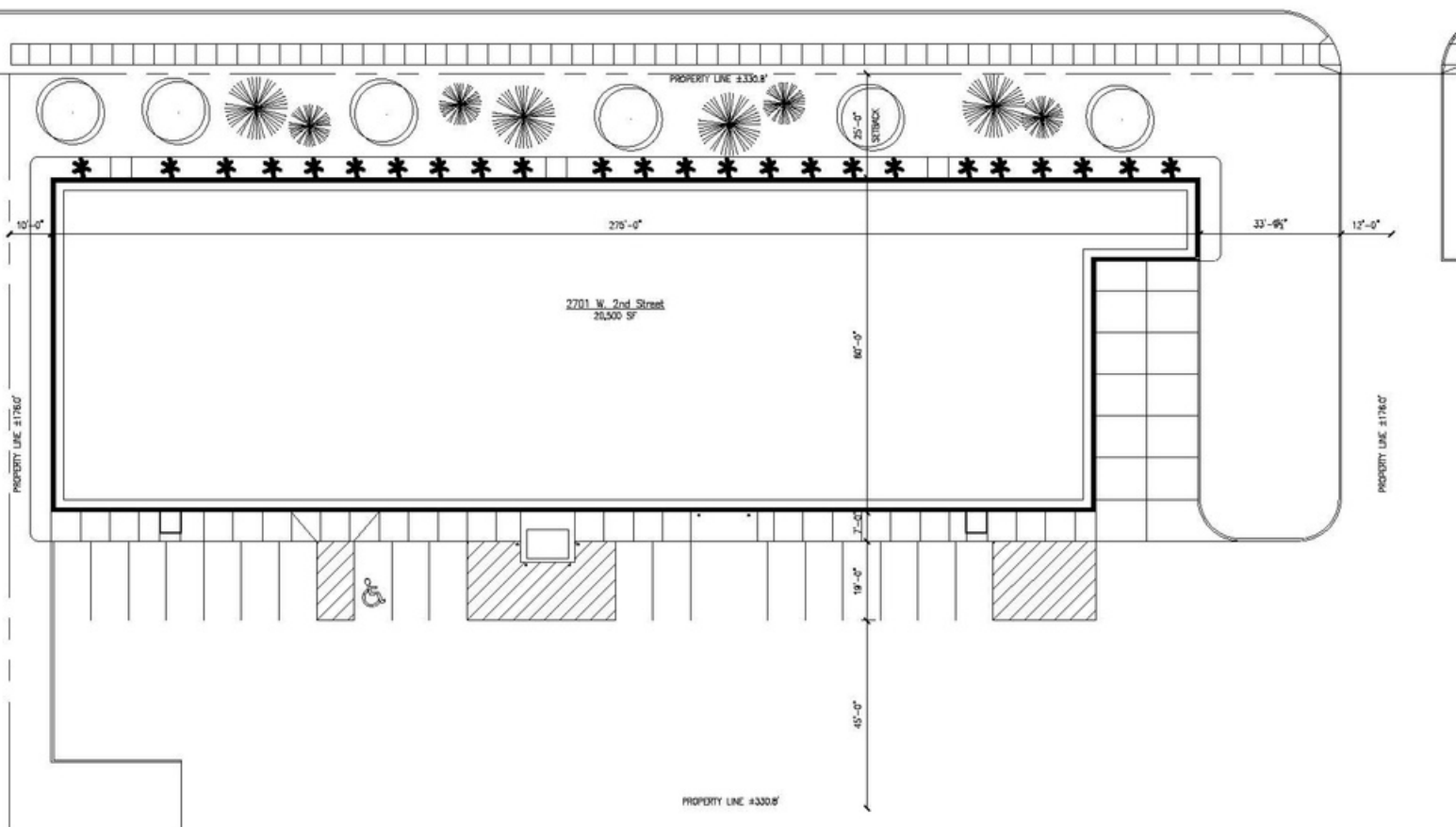
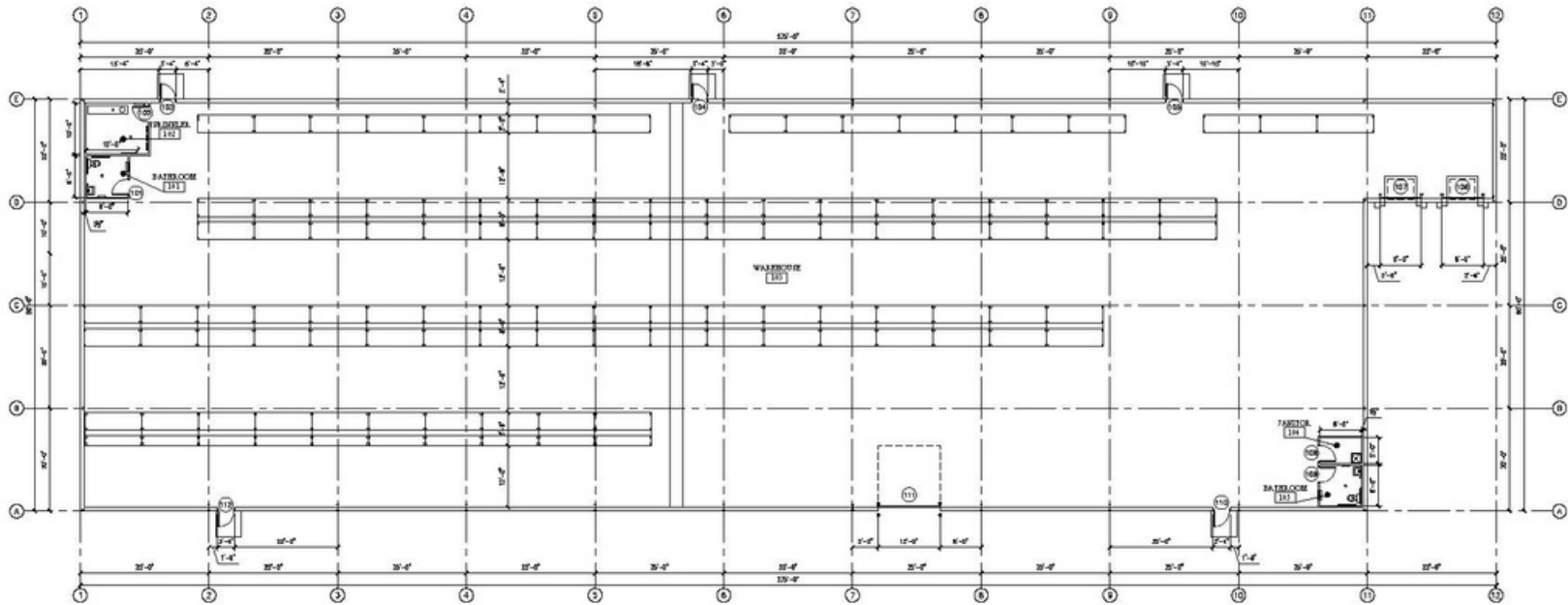




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