

FOR LEASE



MADISON BUSINESS CENTER

FLEX SPACE

Bender
COMMERCIAL



**601 NORTH KIWANIS AVENUE
SIOUX FALLS, SD**



**10,290 SF
SUBDIVIDABLE**



**\$6.00/SF NNN
EST NNNs: \$1.75/SF**

- Flex space available on the corner of Kiwanis Avenue and 3rd Street in central Sioux Falls.
- Heated warehouse. One 14' overhead door. LED lighting.
- Space can be subdivided.
- Ample on-site parking.
- Easy access to 12th Street, Madison Street and I-29.
- Tenant improvements negotiable.
- Security cameras throughout the exterior of the property.

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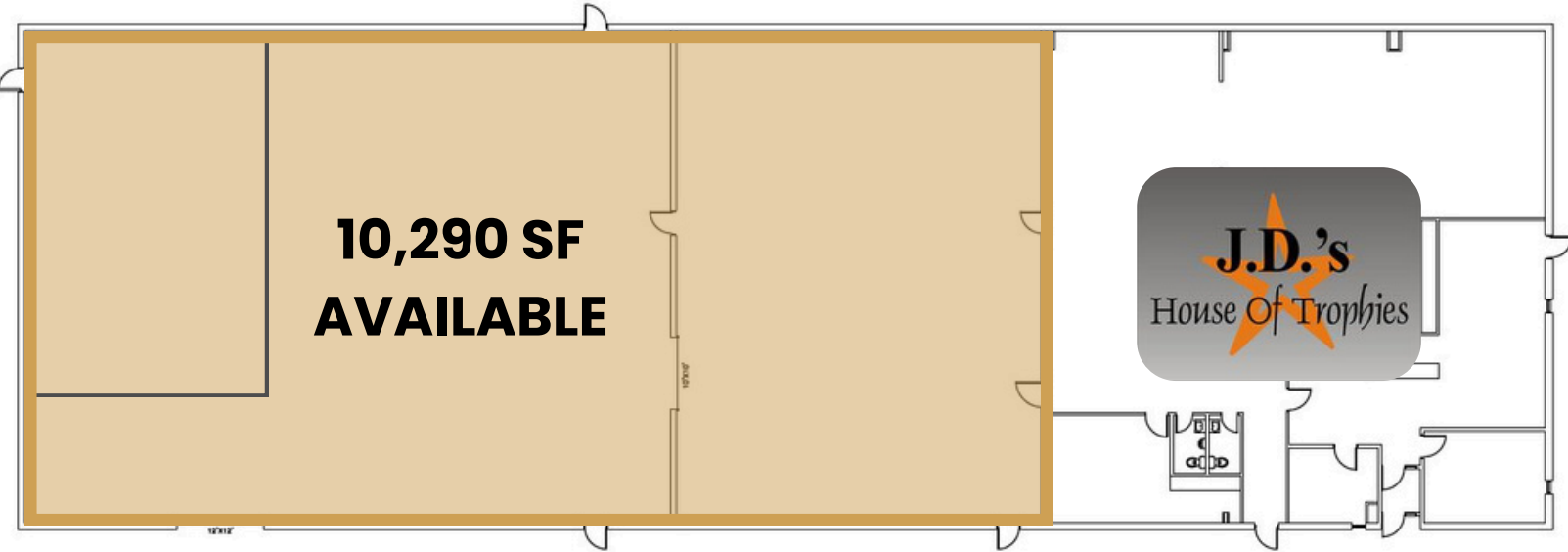
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