

FOR SUBLEASE



SULLIVANS WAREHOUSE SUBLEASE SPACE

Bender
COMMERCIAL



**3101 NORTH 4TH AVENUE
SIOUX FALLS, SD**



111,910 SF



\$6.00/SF NNN

- Heated warehouse space available along North 4th Avenue in north Sioux Falls.
- Nine (9) 10' dock-high doors with self levelers and manual power locks.
- One 14' grade-level overhead door.
- Small air-conditioned office with restrooms in warehouse.
- 27' clear height.
- Racking and two garbage compactors are negotiable.
- Ample on-site parking.
- Additional office space available - contact broker for more information.
- Sublease through September 2025.

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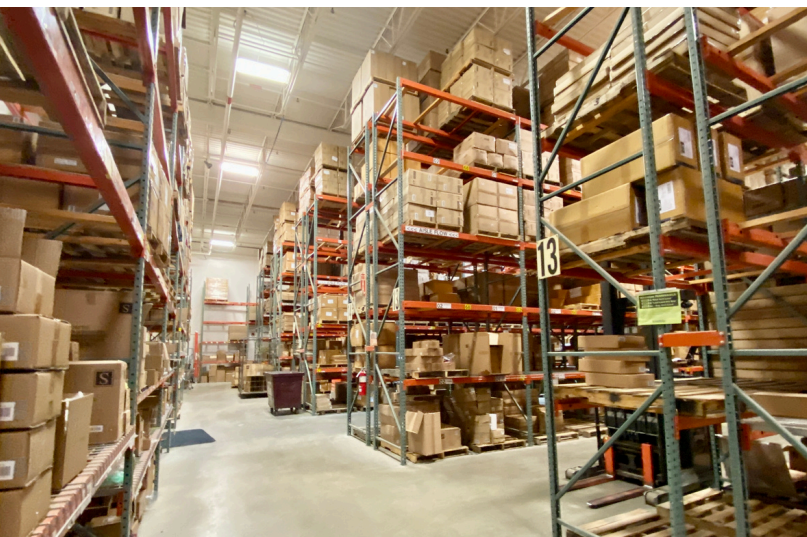
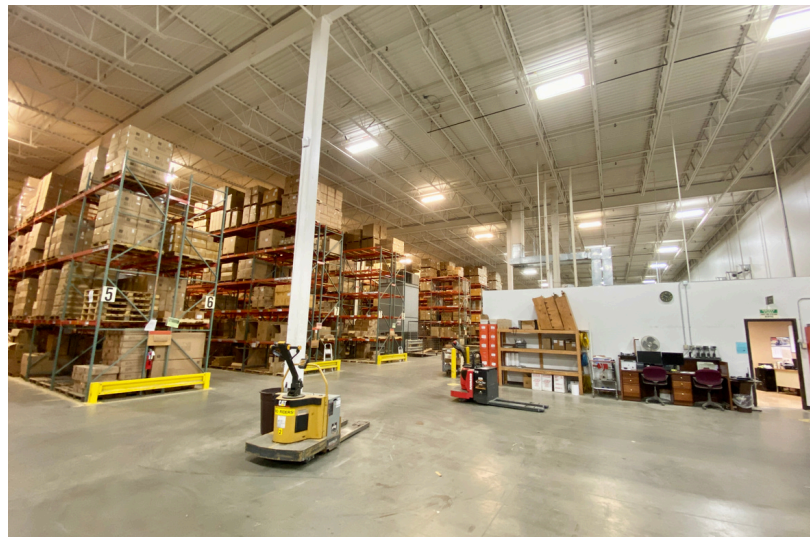
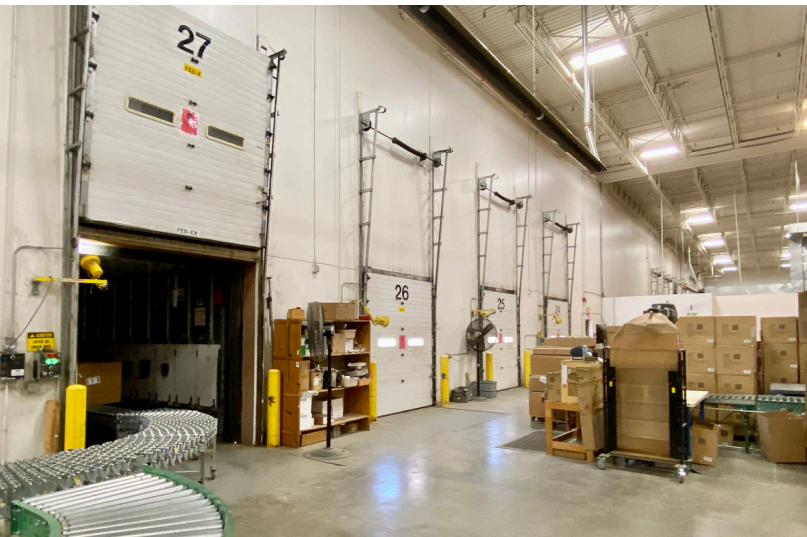
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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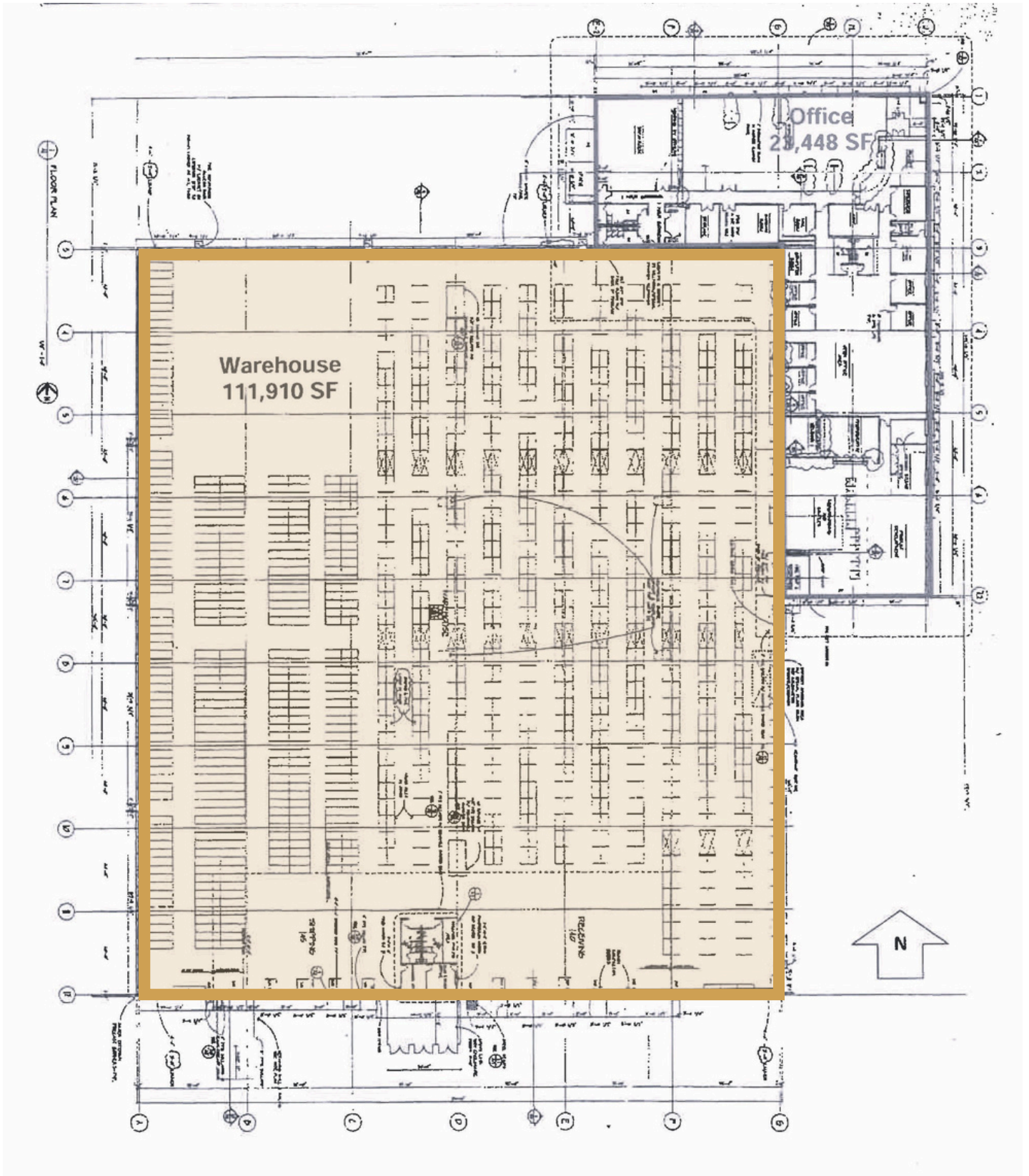
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