

FOR LEASE



AIRPORT INDUSTRIAL PARK PROPERTY

Bender
COMMERCIAL



**1409 NORTH K AVENUE
SIOUX FALLS, SD**



**15,760 SF
(2 BUILDINGS)**



\$ \$6.95/SF NNN

- Flex/Storage property located in the Airport Industrial Park in central Sioux Falls.
- **Flex building is 8,760 SF** (built in 1969). Office area has reception area, two (2) private offices, open work area and restrooms. Shop/storage area has three (3) overhead doors and is heated and cooled.
- **Storage building is 7,000 SF** (built in 2003) has one (1) 14' overhead door, new LED lighting, insulated and sprinklered.
- 2+ acres of fenced outdoor storage.
- 1.5 acres currently leased on a month-to-month basis.
- Access to BNSF Rail.
- Easy access to Russell Street and I-29.

BRADYN NEISES, SIOR | bradyn@benderco.com | 605-579-0189



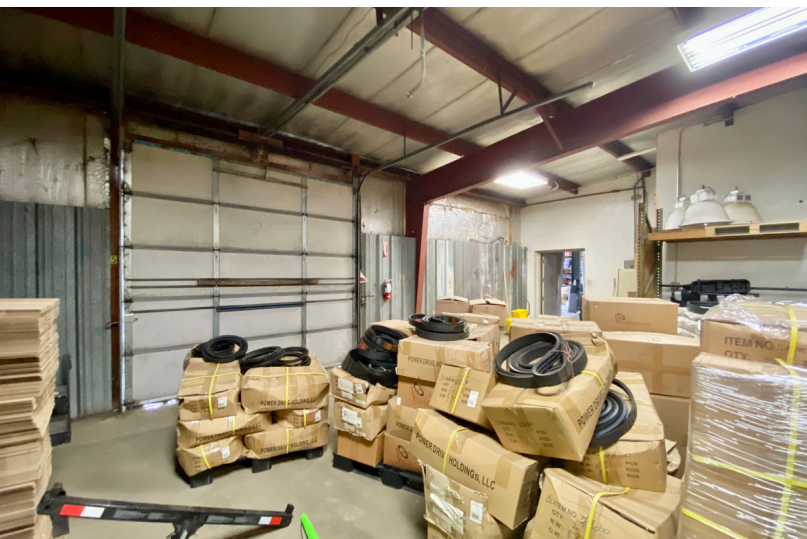
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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AIRPORT INDUSTRIAL PARK



FLEX/INDUSTRIAL BUILDING



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STORAGE BUILDING



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