

**FOR LEASE**



# 39TH STREET NORTH FLEX SPACE

**Bender**  
COMMERCIAL



**1310 EAST 39TH STREET NORTH  
SIOUX FALLS, SD**



**12,480 SF**



**\$6.75/SF NNN**

- Flex property located one block east of Cliff Avenue in northeast Sioux Falls.
- Office area has reception, open work area, conference room and three (3) private offices.
- Shop has five 14' overhead doors, floordrains and mezzanine storage.
- 3-Phase power.
- Easy access to Cliff Avenue, Benson Road, I-229 and I-90.
- Available May 2025.

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