



1005 E. Benson Road  
Sioux Falls, SD 57104

## Property Features

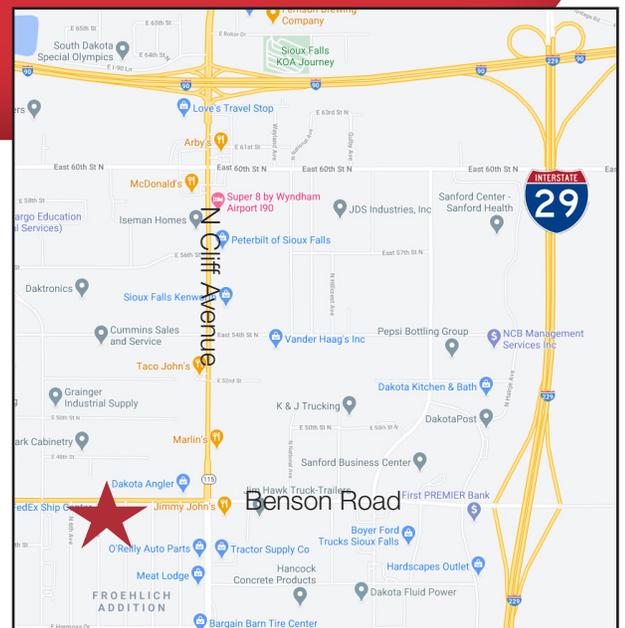
- Building size: 7,500 sq. ft.
  - Warehouse, shop, and office
- 10' overhead door
- Landlord will consider updating or lease as is
- See broker for possible TI's
- Available now
- Great high traffic location

## Pricing

- Lease rate: \$5.50/ sq. ft. NNN
- Estimated NNN expenses: \$1.40/ sq. ft.

## Location

- Located west of Cliff Avenue on Benson Road
- Area neighbors include: Dakota Angler, Mac's, King's Mart, Casey's General Store, Dakota Riggers
- Traffic counts: 12,300 vpd on Benson Road



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FOR LEASE

