

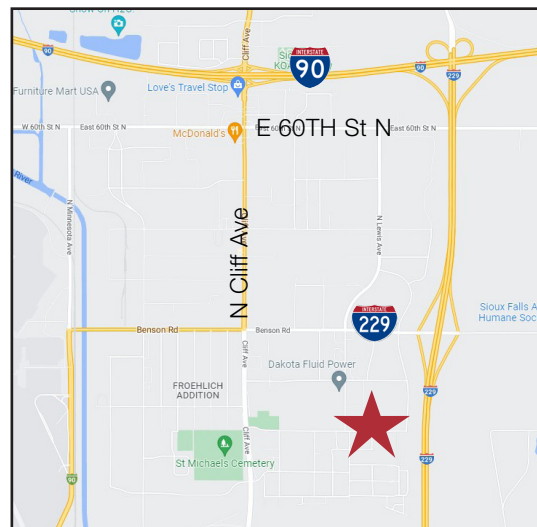


Benson & 229 Business Center

2200-2260 E 34th Street N, Sioux Falls, SD 57104

Property Features - Only 2 Suites Left for Lease!

- Industrial shop space in northeast Sioux Falls with convenient access to Benson Road and I-229
- Two newly constructed buildings with 90 feet between buildings
- Fully-secured property with gated entry to be added in May
- Twelve (12) units in phase one
- Four (4) 1,800 sq. ft. (30' x 60') units:
 - Two 14' overhead doors (one in front, one in back)
 - 16' sidewalls
 - Reznor heat
 - Hot/cold water with floor drain
 - Restroom
 - 35' depth area fenced in of exterior, outdoor, attached storage
- Eight (8) 2,100 sq. ft. (35' x 60') units:
 - Two 14' overhead doors (one in front, one in back)
 - 16' sidewalls
 - Reznor heat
 - Office
 - Hot/cold water with floor drain
 - Small storage room and restroom
 - 35' depth area fenced in of exterior, outdoor, attached storage
- Lined and insulated
- Each unit will have a 220-volt outlet
- **Contact broker for current availability**



Pricing

- 2,100 sq. ft. units: \$1,650.00/month (\$9.43/sq. ft. gross + utilities)
- 1,800 sq. ft. units: \$1,350.00/month (\$9.00/sq. ft. Gross + utilities)
- Tenant pays gas (MidAmerican), electric (Xcel), water (Landlord), internet (Midcontinent)
- 1 year leases

Marcus Mahlen, CCIM
Senior Vice President

605 228 9744 • mmahlen@naisiouxfalls.com

2500 W. 49th Street Suite 100
Sioux Falls, SD 57105
605 357 7100
naisiouxfalls.com

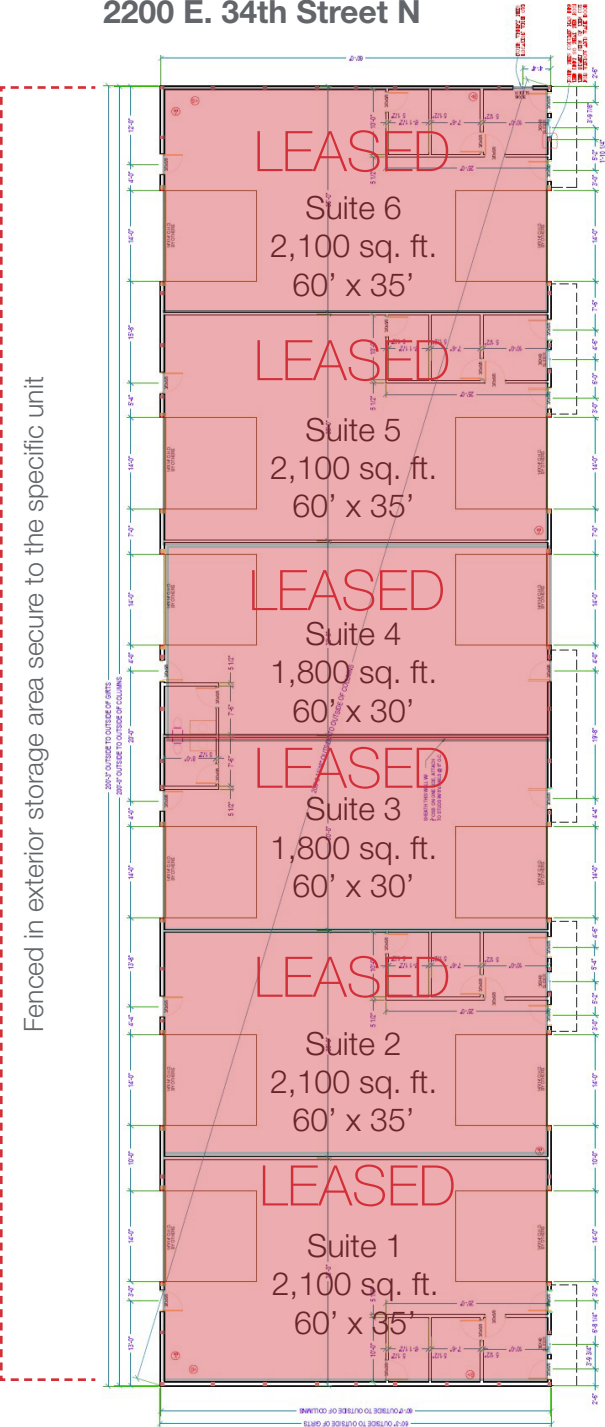
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Location

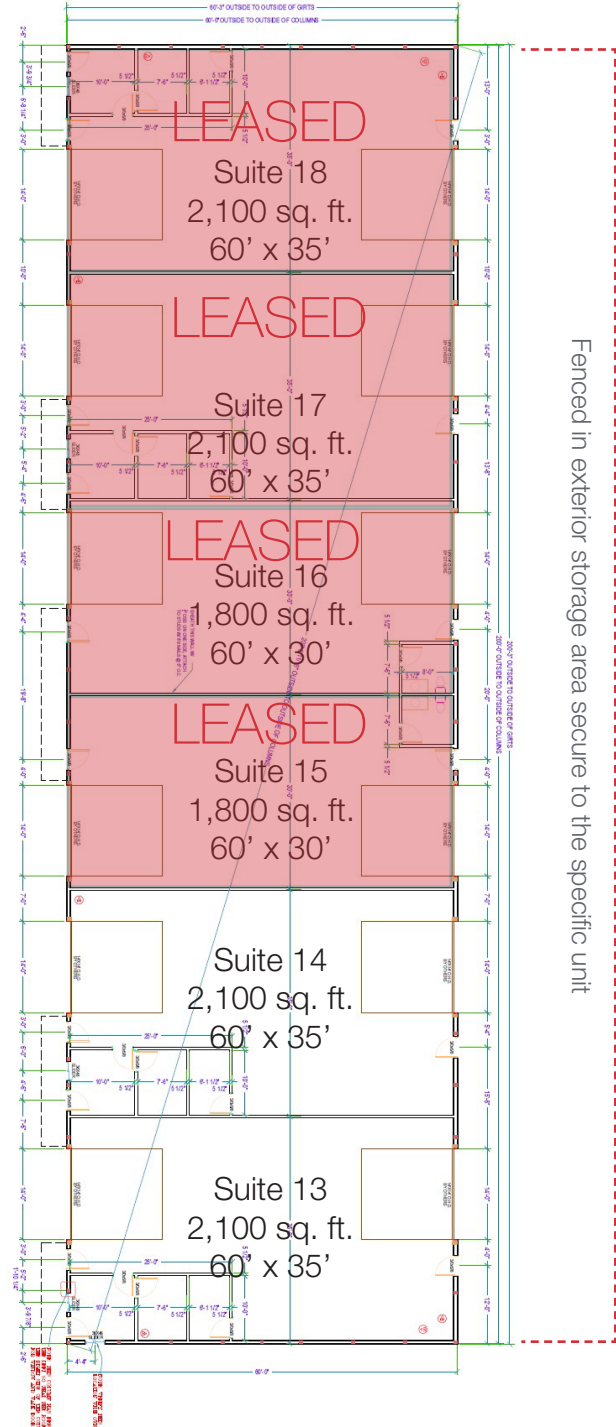
- Located east of N. Cliff Avenue on E. 34th Street N.
- Area neighbors include: Dakotaland AutoGlass, Dakota Fluid Power, Dakota Supply Group, Nordica Warehouse, Renew Energy, Midco, Dakota Wall Systems

FOR LEASE

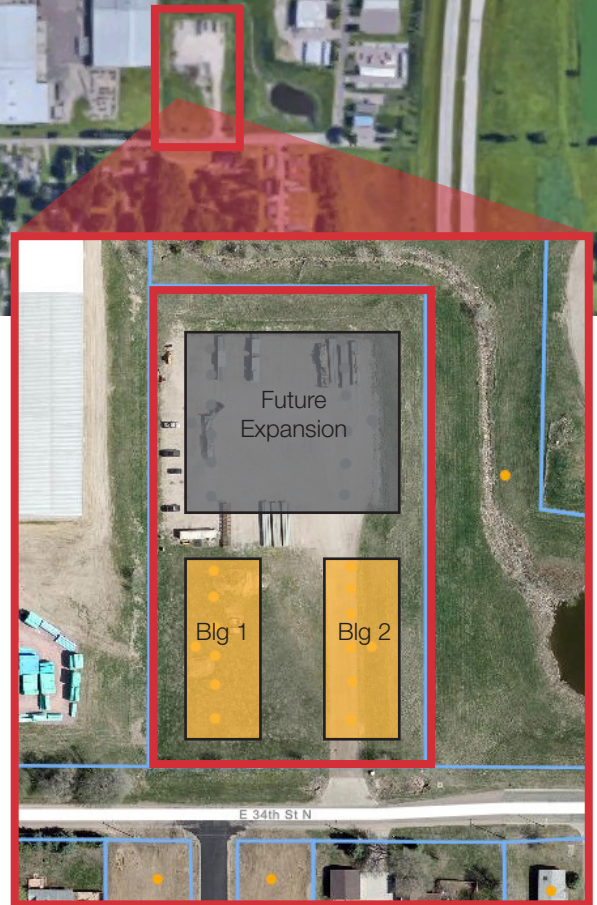
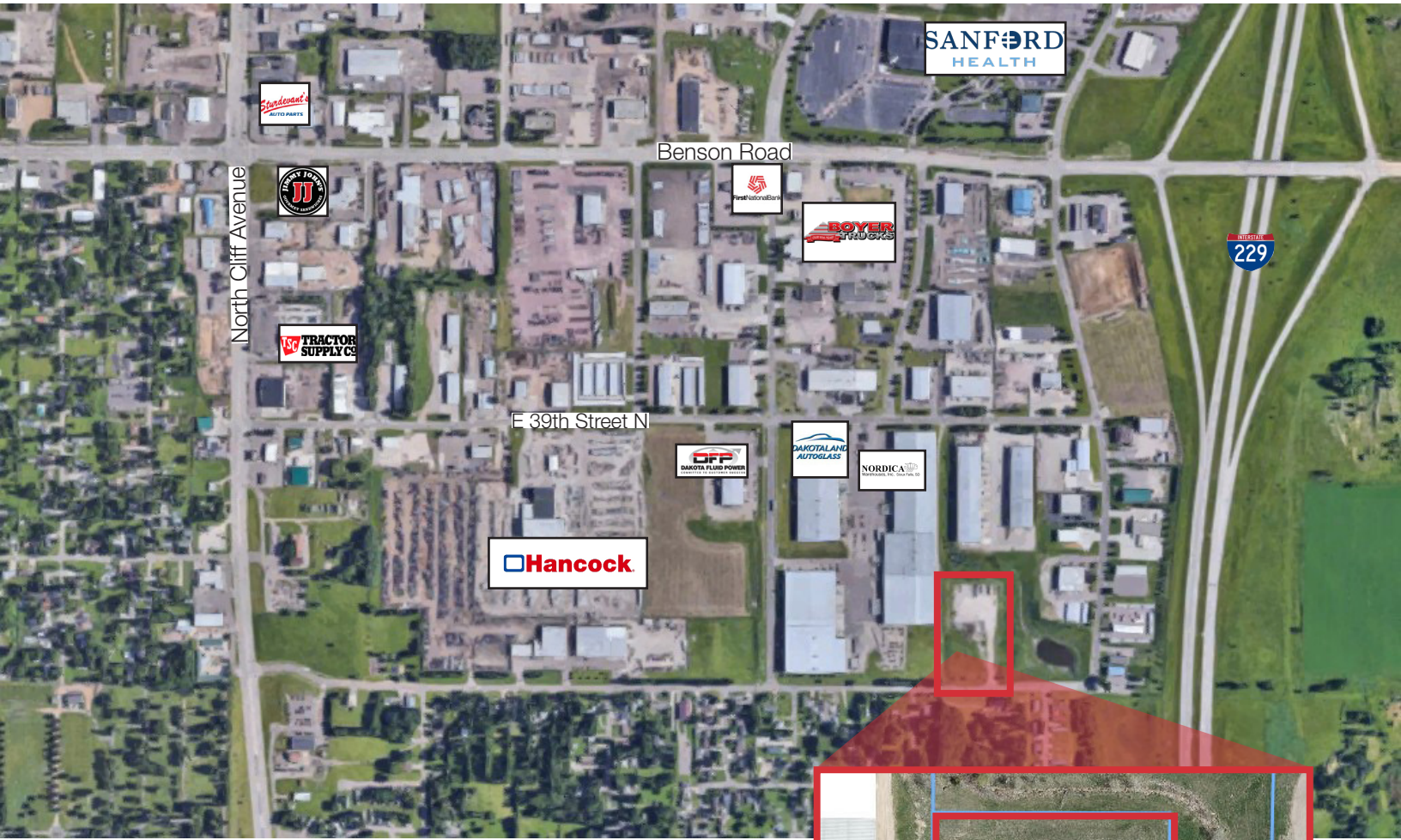
Building 1 - West Building 2200 E. 34th Street N



Building 2 - East Building 2260 E. 34th Street N



FOR LEASE



NAI Sioux Falls

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naisiouxfalls.com