

FOR LEASE



FRIESSEN BUILDING

WAREHOUSE/FLEX SPACE/COLD STORAGE

Bender
COMMERCIAL



122 SOUTH MARION ROAD
SIOUX FALLS, SD



20,000 SF



\$4.35/SF GROSS
PLUS UTILITIES

- Cold storage space available along Ebenezer Avenue with quick access to 12th Street, Madison Street, Marion Road and I-29.
- 20' sidewall height at the eaves.
- One 14'H x 20'W overhead door into yard area and one 14'H x 20'W overhead door onto Ebenezer Avenue.
- Limited outside yard space adjacent to building.
- Electrical service to the building.
- No water or sewer - contact broker for details.

BRADYN NEISES, SIOR

bradyn@benderco.com

605-782-1682

DOUGLAS BROCKHOUSE

dbrock@benderco.com

605-728-5800



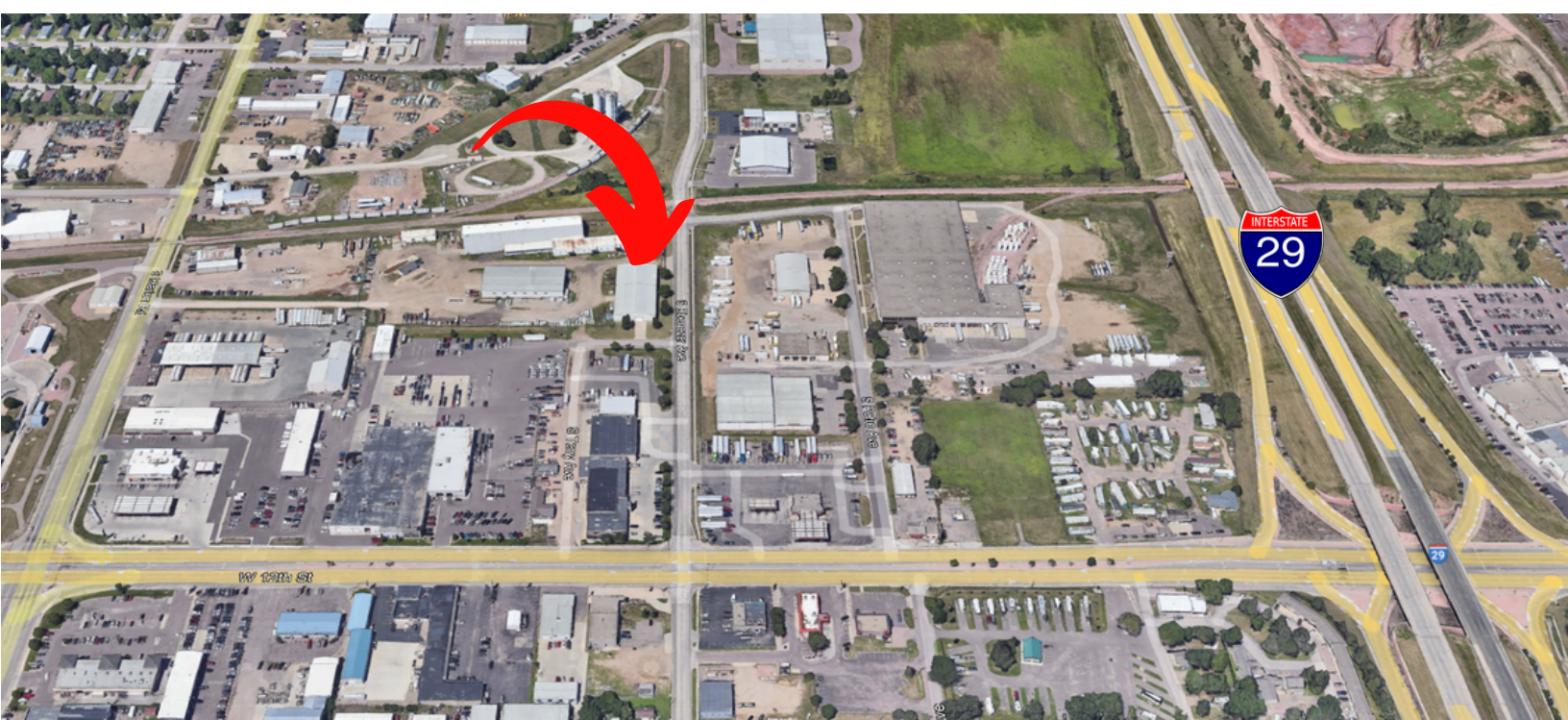
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