



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

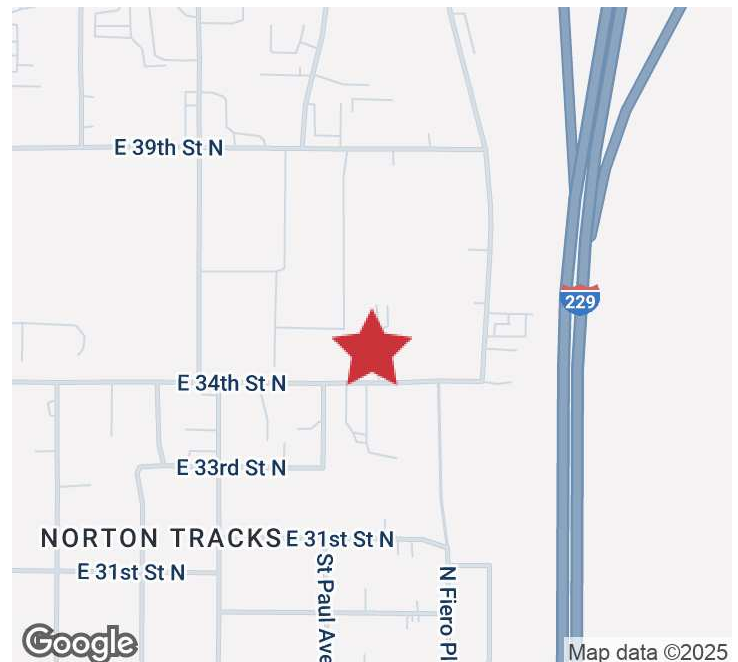
Lease Rate	\$1,400 - 1,700/MONTH GROSS PLUS UTILITIES
Suite Sizes	1,800 - 2,100 SF

PROPERTY HIGHLIGHTS

- Industrial shop spaces for lease in northeast Sioux Falls with convenient access to Benson Road and I-229
- Newly constructed buildings with 90 feet between structures
- Fully-secured property with gated entry
- Suite 1 - 35x60 unit with office, available immediately (\$1,700/month gross plus utilities)
- Suite 15 - 30x60 unit available immediately with current tenant notice (\$1,400/month gross plus utilities)
- Suite 16 - 30x60 unit available immediately with current tenant notice (\$1,400/month gross plus utilities)
- Tenant pays gas (MidAmerican Energy), electric (Xcel Energy), water (Landlord), internet (Midcontinent)

LOCATION DESCRIPTION

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



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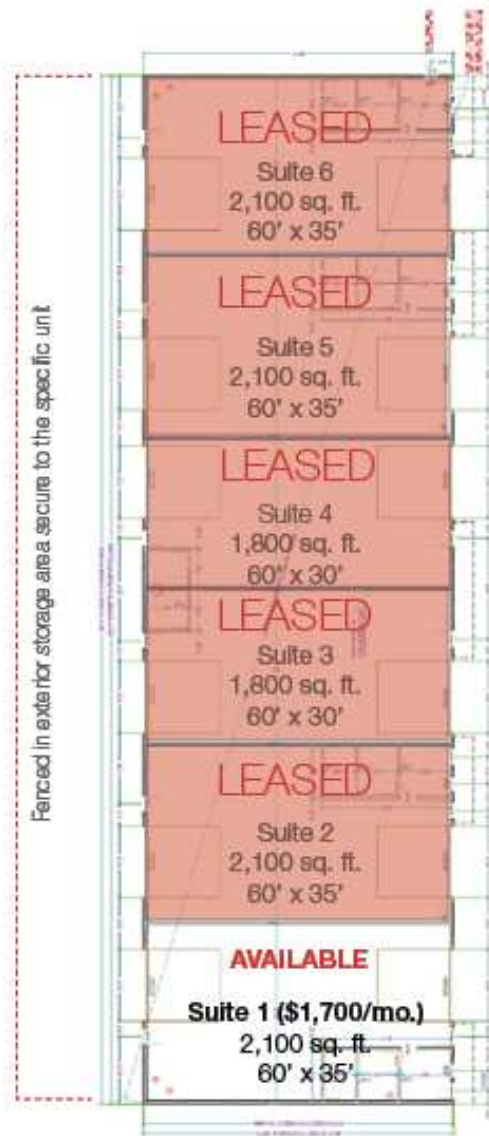
FLOOR PLANS

BENSON & 229 BUSINESS CENTER
2200-2260 E 34th St N, Sioux Falls, SD 57104

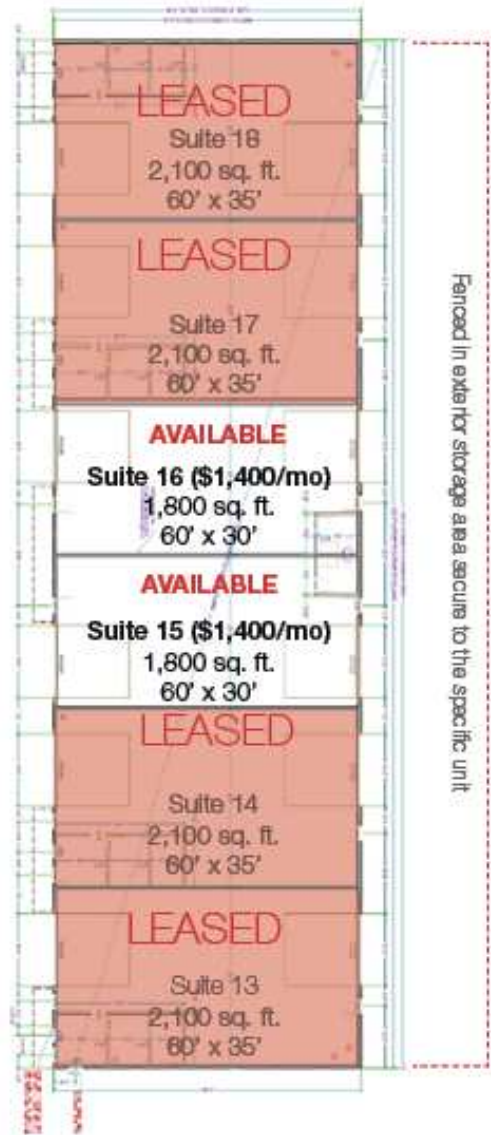
FOR LEASE

Industrial Shop Spaces

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



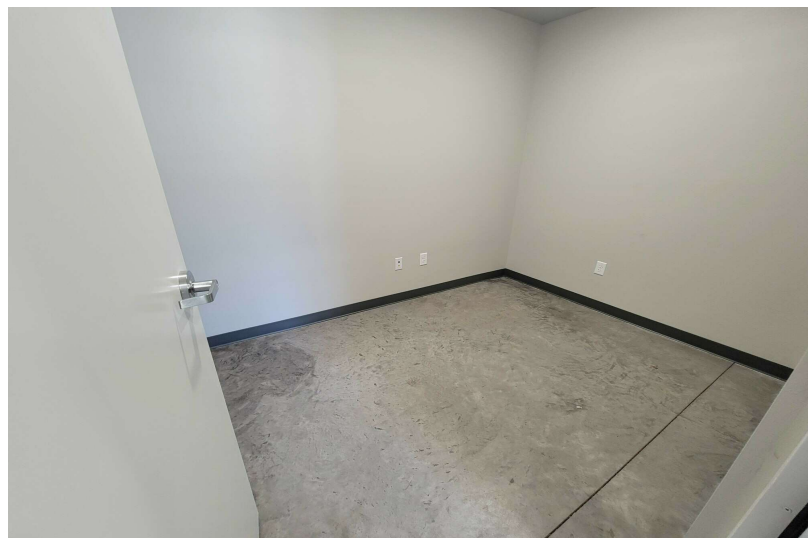
Building 2 - East Building
2260 E. 34th Street N



PHOTOS

BENSON & 229 BUSINESS CENTER
2200-2260 E 34th St N, Sioux Falls, SD 57104

FOR LEASE
Industrial Property



AERIAL

BENSON & 229 BUSINESS CENTER
2200-2260 E 34th St N, Sioux Falls, SD 57104

FOR LEASE

Industrial Shop Spaces



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