



SWEETMAN SPEC BUILDING

NORTHEAST SIOUX FALLS

BRAND NEW INDUSTRIAL BUILDING

TBD North Bahnson Avenue | Sioux Falls, SD 57104



SIZE

Tenant A: 50,400 sqft
Tenant B: 50,400 sqft

Can be combined for a 100,800 sqft tenant.



PRICE

\$8.50 psf (NNN)



DETAILS

- 36' sidewalls (approx. 30' clear)
- 4 total loading docks
- 2 total overhead doors
- DX Rooftop Units
- Restrooms on both sides of building
- Expansion areas for office additions on both north / south sides of building
- Shop expansion possible
- Contact broker for modifications and additional information



LOCATION

Prime location in the Sweetman Industrial Park, located on the southeast corner of Interstate 229 and Benson Road, with close proximity to Interstate 90.



AREA TENANTS

Gage Brothers Concrete Products, Wholstone Farms, Sioux Falls Area Humane Society, Sanford Business Center, Friendly Fuel Stop

Information deemed reliable but not guaranteed.



7400 South Bitterroot Place
Sioux Falls, South Dakota 57108



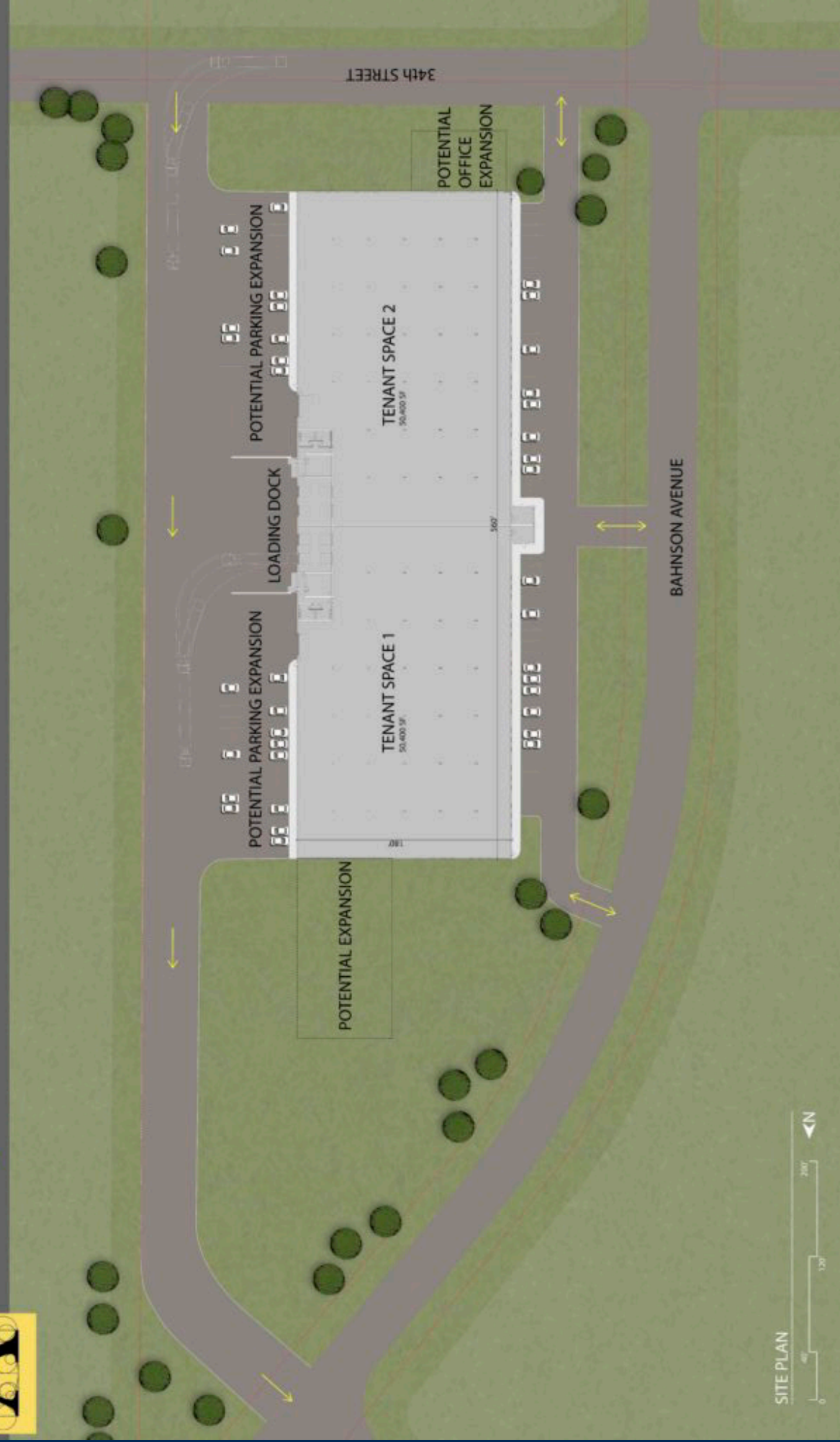
605.376.0127
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SITE PLAN



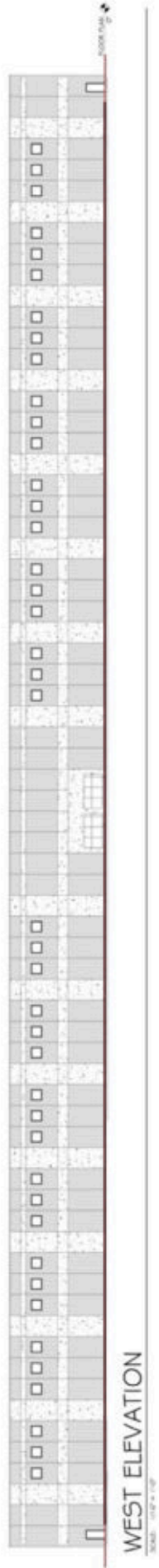
Architecture Incorporated
SIOUX FALLS ■ RAPID CITY

North Bahnson Spec Warehouse
Sioux Falls, SD

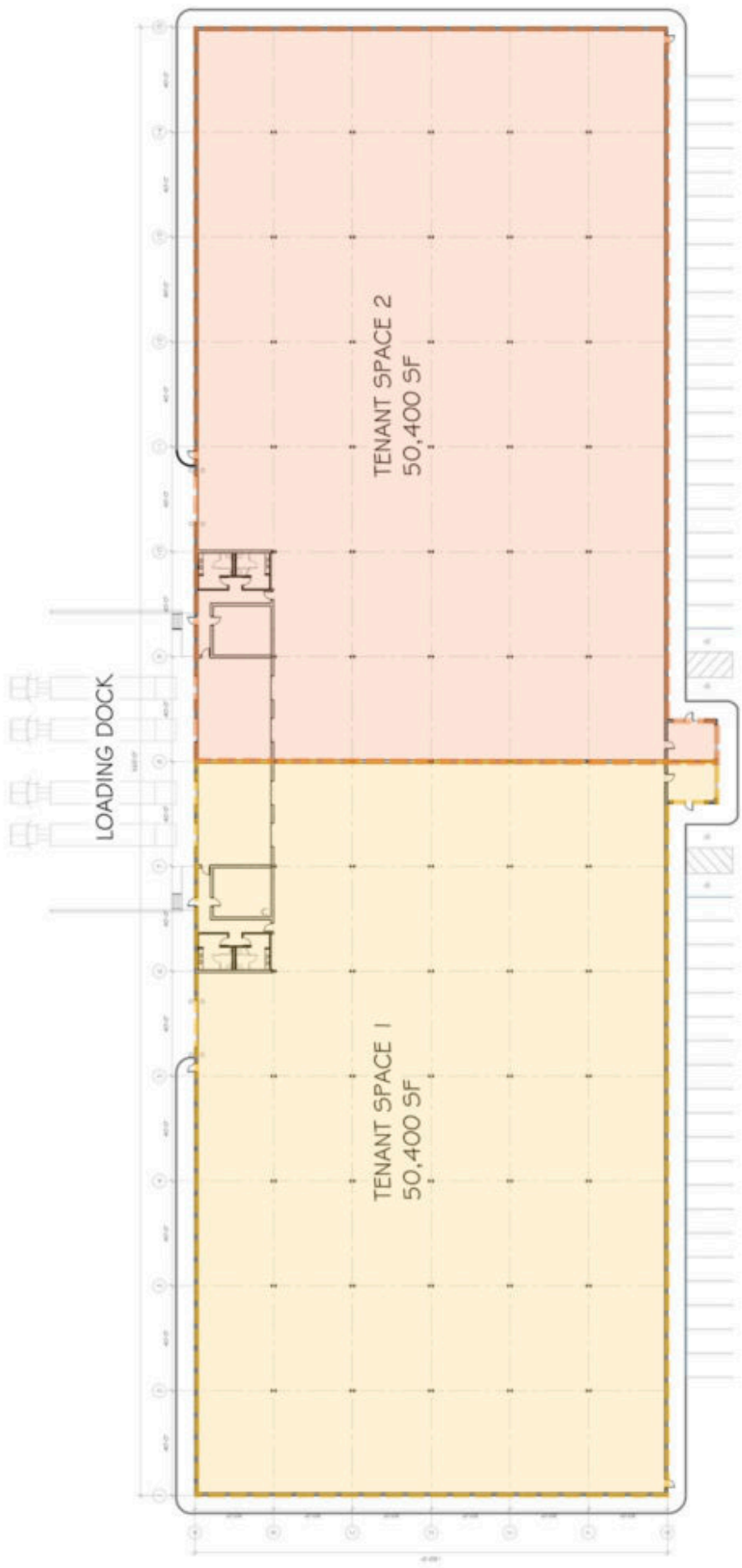


SITE PLAN

ELEVATIONS



FLOOR PLAN



FLOOR PLAN - N

SCALE: 1/8" = 1'-0"

0 5 10 15 20