



Crescent Electric Land

501 E. Benson Road, Sioux Falls, SD

Property Features

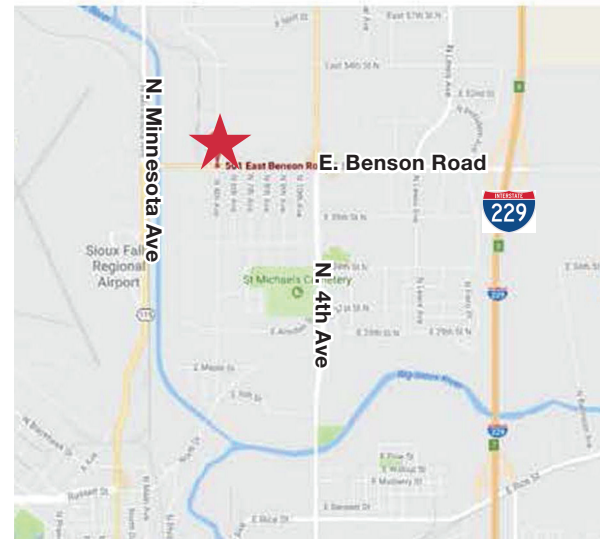
- 82,560 +/- square feet
- Zoned light industrial
- High traffic, high visibility location
- Utilities to site include water, sewer, natural gas and electrical service
- Cross easement agreement will have to be negotiated between buyer & seller

Pricing

- List price is \$330,240 or \$4.00/sq. ft.

Location

- Located on the southwest corner of Benson Road and North 4th Avenue
- 2016 traffic count on Benson Road is 6,000 vehicles per day
- Quick access to Benson Road, Cliff Avenue & I-229



Dennis Breske

+ 1 605 444 7100 Office
+ 1 605 310 6666 Cell
dbreske@naisiouxfalls.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

2500 W. 49th Street, Suite 100
Sioux Falls, SD 57105
+1 605 357 7100

naisiouxfalls.com

For Sale
Development Land



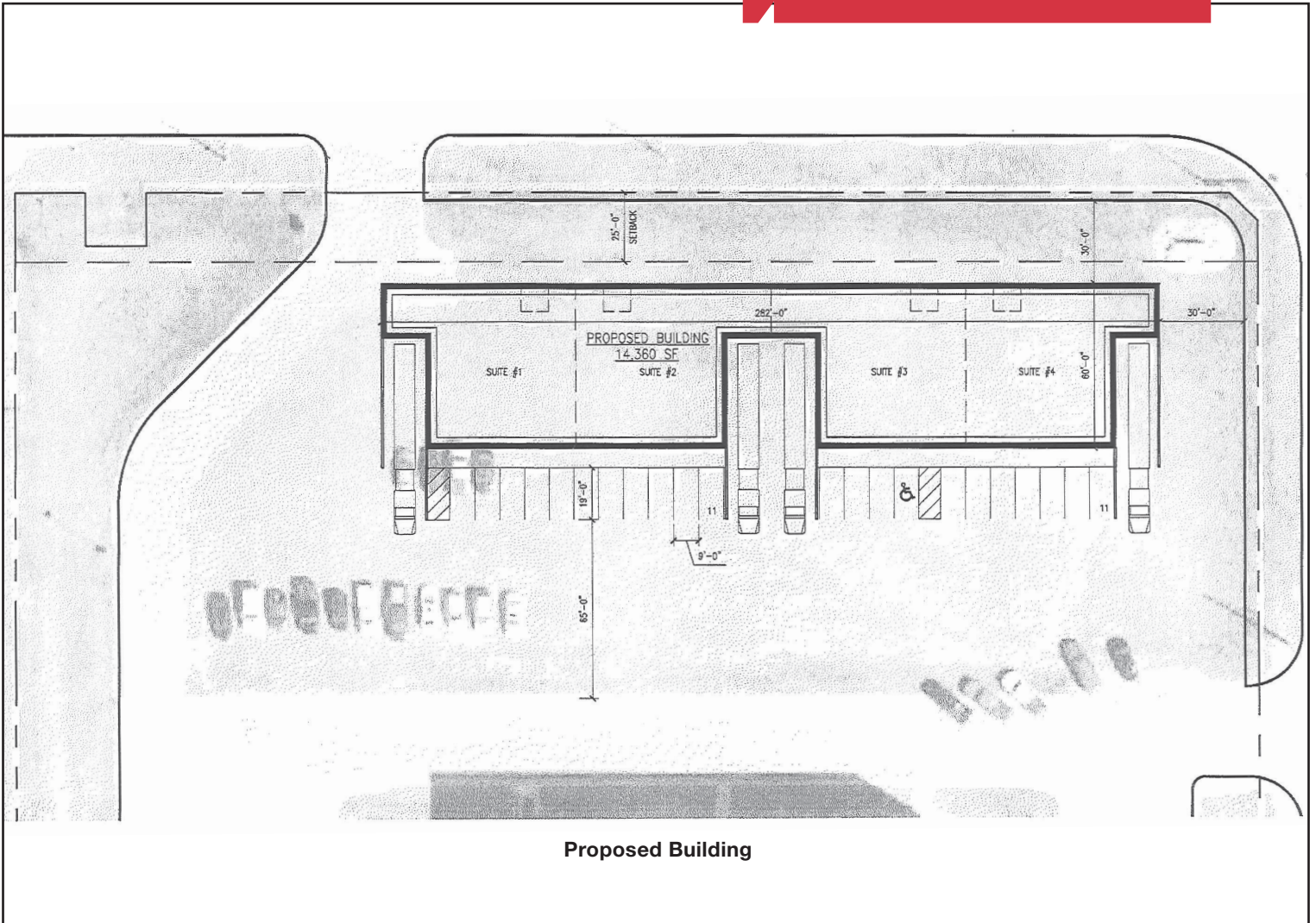
Crescent Electric Land

501 E. Benson Road, Sioux Falls, SD

NAISioux Falls

2500 W. 49th Street, Suite 100
Sioux Falls, SD 57105
+1 605 357 7100
naisiouxfalls.com

For Sale
Development Land



Crescent Electric Land

501 E. Benson Road, Sioux Falls, SD

NASioux Falls

2500 W. 49th Street, Suite 100
Sioux Falls, SD 57105
+1 605 357 7100
naisiouxfalls.com

For Sale
Development Land



Crescent Electric Land

501 E. Benson Avenue, Sioux Falls, SD

NAI Sioux Falls

2500 W. 49th Street, Suite 100
Sioux Falls, SD 57105
+1 605 357 7100
naisiouxfalls.com