



**3620 N. Casco Avenue**  
Sioux Falls, SD 57104

|            |                    |
|------------|--------------------|
| Lease Rate | \$8.00/SF NNN      |
| Suite Size | 3,150 SF (45'X70') |

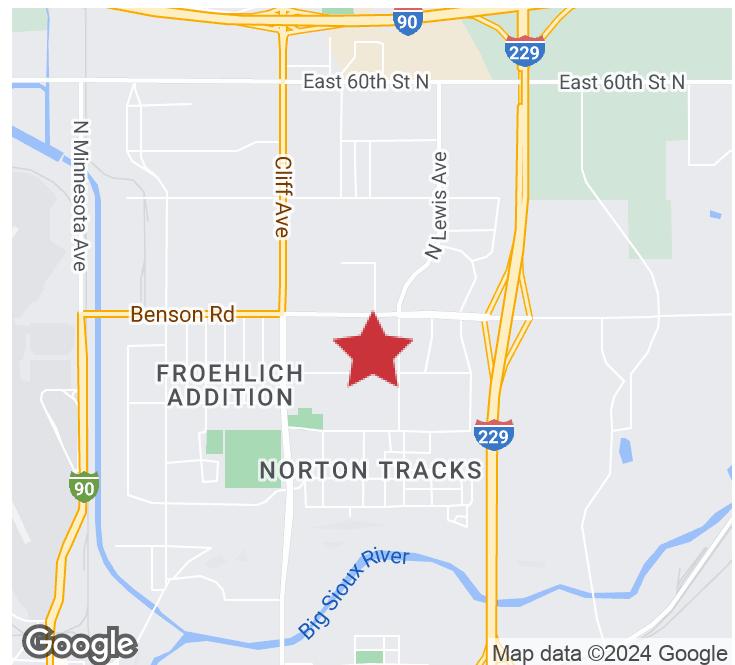
#### PROPERTY HIGHLIGHTS

- Ideally located space off Benson Rd & I-229
- 1 utility door
- Multiple offices with production area
- Side wall height: 18'
- 3-phase electric, floor drain, city sewer and water
- Paved parking lot with additional gravel storage
- Very functional layout for flex/industrial

#### LOCATION DESCRIPTION

Located in northern Sioux Falls, minutes away from the Sioux Falls Airport

Area neighbors include Dakota Fluid Power, Johnson Feed Inc., First Rate Excavate, Casco Storage Units, Pomp's Tire Service, Boyer Ford Trucks Sioux Falls



**TROY FAWCETT, CCIM, SIOR**  
President, Principal Broker  
tfawcett@naisiouxfalls.com  
605.321.2199

2500 W. 49th St. Suite 100  
Sioux Falls, SD 57105  
605.357.7100  
naisiouxfalls.com

**PHOTO**

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**FOR LEASE**

Industrial Suite



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# AERIAL

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FOR LEASE

Industrial Suite



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