

LEASED



GREGERSON BUILDING

INDUSTRIAL BUILDING FOR LEASE



27097 S. Tallgrass Ave,
Sioux Falls, SD 57108



Building: 5,000 SF +/-
Lot: 1.98 Acres +/-



\$7.75 / SF NNN
Est NNN: \$2.83 / SF
TIA: negotiable

LOCATION

Located just off I-29 within the joint jurisdiction of Sioux Falls and Tea, this site is positioned at the corner of 271st Street (future Veterans Parkway) & Tallgrass Avenue. This property benefits from direct visibility from both roads, with future connectivity through the planned Veterans Parkway connection slated to run directly along the property frontage.

DESCRIPTION

- Building features 1,250 SF of office/showroom space, 3,750 SF of shop area, 1,250 SF mezzanine storage area
- Zoned: I-1
- Future Zoning: Commercial
- 14'x14' electric overhead door; 18' sidewalls
- Generous yard space for outdoor storage or operational flexibility
- Available now
- Excellent signage opportunities with a 2-pole pylon sign on 271st Street (future Veterans Parkway) and building signage
- Future signalized intersection
- Lot Dimensions: 267' x 323.7' with 267' frontage on 271st Street (future Veterans Parkway)
- 24,000 SF concrete parking area with 30 total spaces
- Sioux Falls Joint Jurisdiction
- Access point via Tallgrass Avenue

KRISTEN ZUEGER SIOR | 605.376.1903 | kristen.zueger@lloydcompanies.com

BUILDING COSTS

*These numbers are based on estimates and are not guaranteed.

Size	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA
5,000 SF	\$7.75/SF NNN	\$2.83/SF	\$10.58/SF	\$52,900.00	\$4,408.33	Negotiable

2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$1.83*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$1.00*
Common Area Maintenance	Tenant responsible for snow removal & lawn care	Tenant Responsibility
Total	-	\$2.83

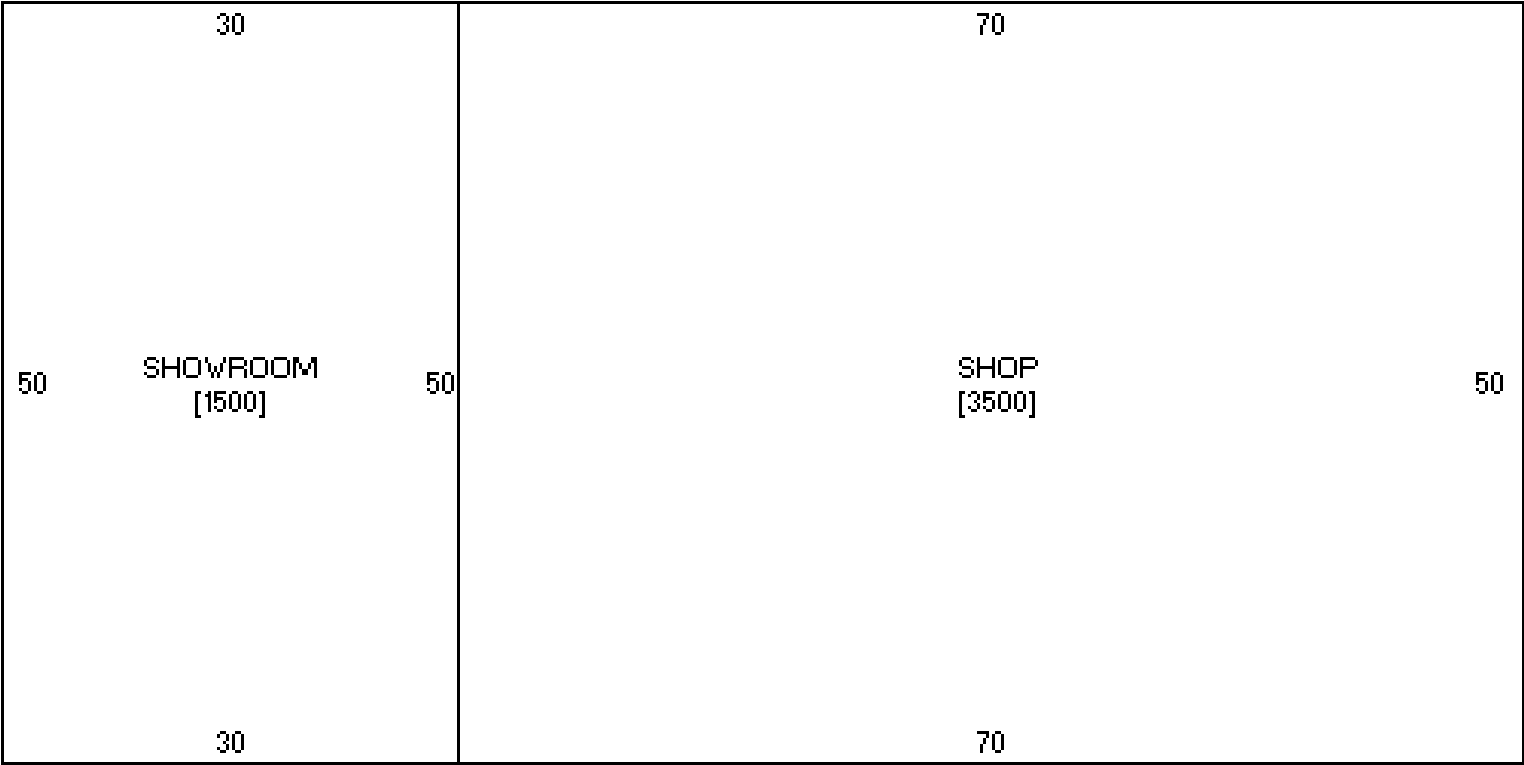
UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid by Tenant directly to Provider	Mid-American Energy	No	Yes
Electricity	Paid by Tenant directly to Provider	Xcel Energy	No	Yes
Water & Sewer	Paid by Tenant directly to Provider	City of Sioux Falls	No	Yes
Trash	Paid by Tenant directly to Provider	Novak	No	Yes
Phone/Cable/Internet	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No	N/A

KRISTEN ZUEGER, SIOR 605.376.1903 | kristen.zueger@lloydcompanies.com

FLOOR PLAN

Concept only; subject to change



KRISTEN ZUEGER, SIOR 605.376.1903 | kristen.zueger@lloydcompanies.com

EXTERIOR PHOTOS



KRISTEN ZUEGER, SIOR 605.376.1903 | kristen.zueger@lloydcompanies.com

EXTERIOR PHOTOS



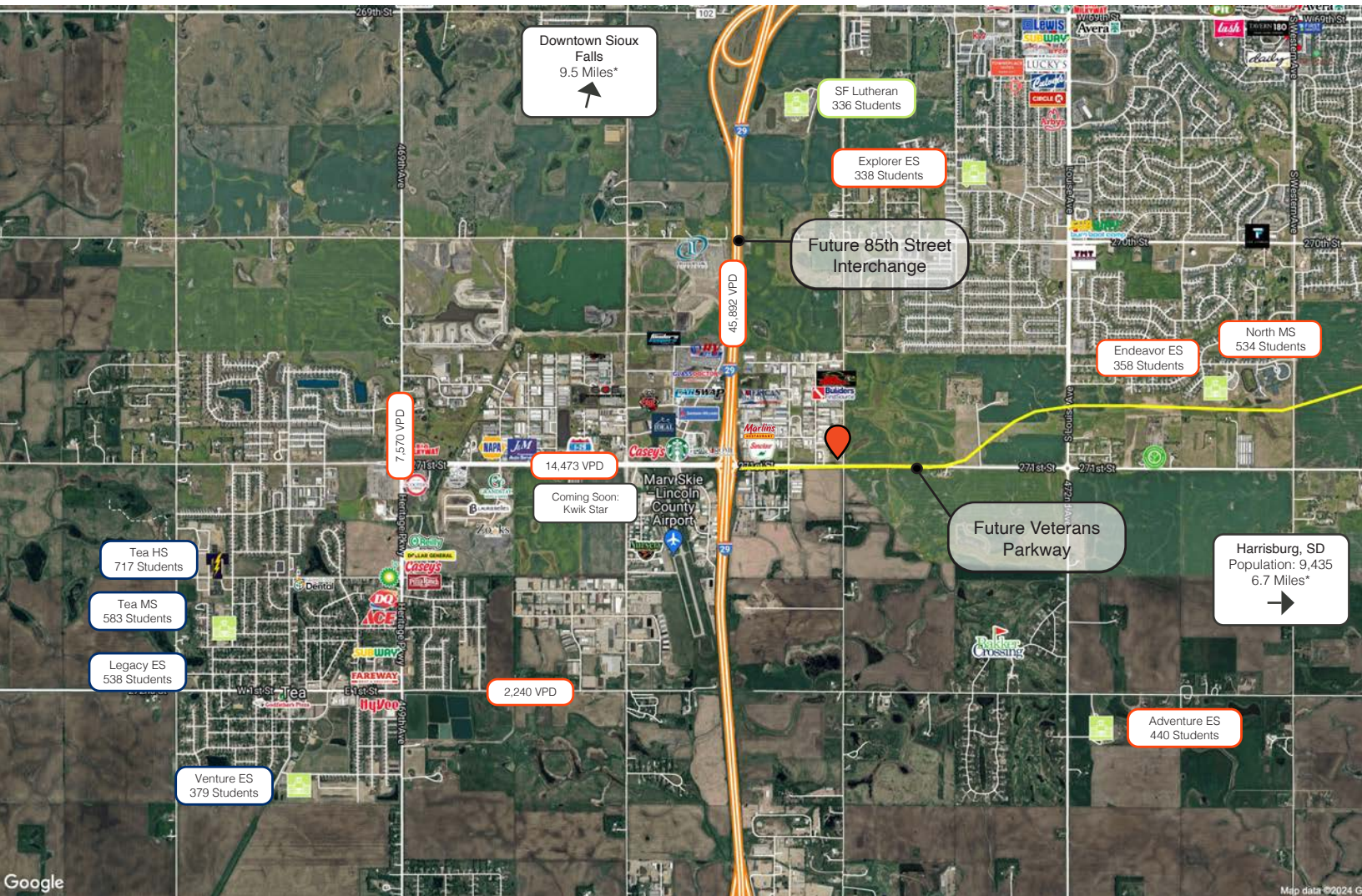
KRISTEN ZUEGER, SIOR 605.376.1903 | kristen.zueger@lloydcompanies.com

SITE MAP



KRISTEN ZUEGER, SIOR 605.376.1903 | kristen.zueger@lloydcompanies.com

NEIGHBORHOOD MAP



*distance from subject site

KRISTEN ZUEGER, SIOR 605.376.1903 | kristen.zueger@lloydcompanies.com

TRANSPORTATION UPGRADES

Concept only; subject to change



Future 85th Street Interchange

- **Federal Approval & Timeline:** A diverging diamond interchange at 85th Street & I-29 has received federal approval, with construction starting in 2025 and completion expected in early 2027.
- **Fueling Growth & Development:** As one of the region's fastest growing corridors, the interchange will fuel economic momentum, unlocking opportunities for residential, commercial, and infrastructure development. Tea and Sioux Falls are collaborating on a joint pavement project to support this expansion.
- **Strategic Investment Potential:** Increased traffic flow and accessibility enhance land value, making the area a prime opportunity for investors and businesses looking to capitalize on future growth.

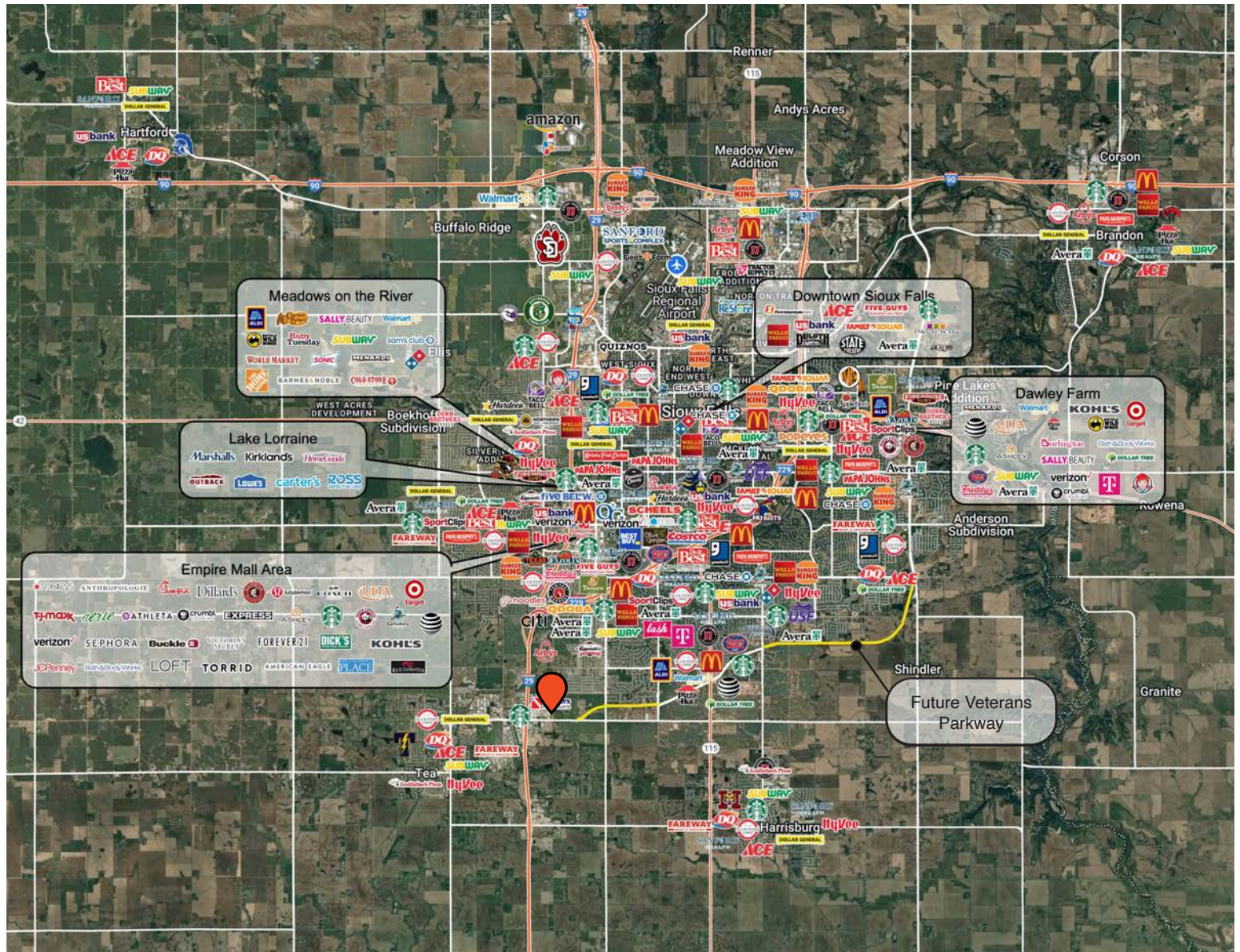
Future Veterans Parkway Connection

- **Veterans Parkway Expansion:** The State of South Dakota approved an 8.5 mile segment of Veterans Parkway, completing the connection between I-29 and I-90. Construction began in 2023, with completion expected in 2026. The final segment, from Tea to Cliff Avenue, is set to begin construction in 2026.
- **Improved Traffic Flow & Infrastructure:** The 6-lane expansion (3 lanes each direction) is designed to mirror I-229, reduce congestion on surrounding roadways and support the city's long-term transportation needs through 2050.



KRISTEN ZUEGER, SIOR 605.376.1903 | kristen.zueger@lloydcompanies.com

CITY MAP



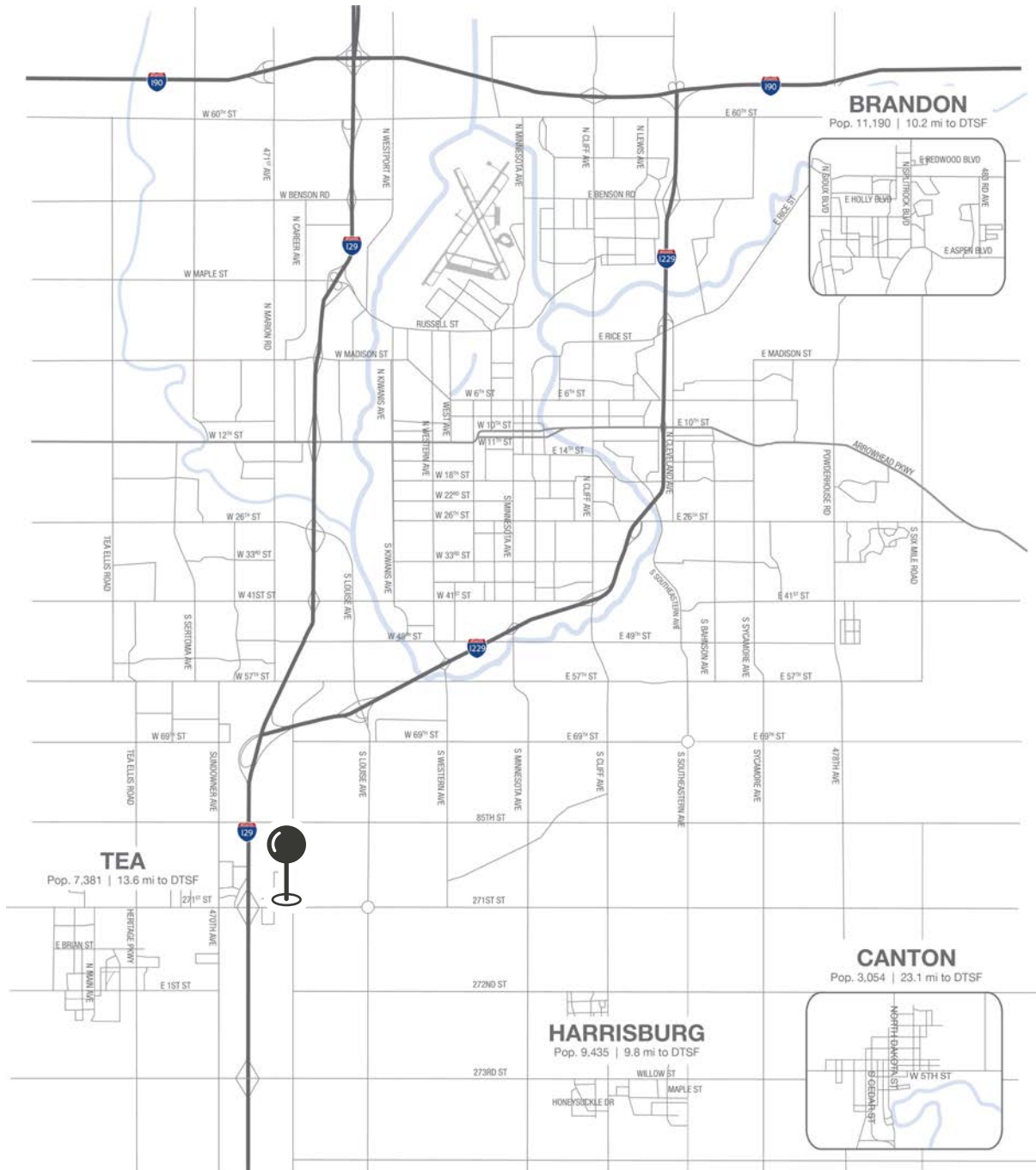
KRISTEN ZUEGER, SIOR 605.376.1903 | kristen.zueger@lloydcompanies.com

GREGERSON BUILDING

INDUSTRIAL BUILDING FOR LEASE



MSA MAP



KRISTEN ZUEGER, SIOR 605.376.1903 | kristen.zueger@lloydcompanies.com

DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2024	219,588*	311,500
2029	230,570	336,494

*Source: The City of Sioux Falls

Sioux Falls, South Dakota's largest city, is one of the fastest growing areas in the nation with population growth rate nearly four times the national average. It serves as the largest retail hub between Denver and the Twin Cities and offers residents & visitors an ample selection of commodities and services. Being located in the heart of the Midwest, Sioux Falls draws shoppers from a four-state area. Employment across the state is projected to increase by 7.7% by 2032, further solidifying its reputation as an economic leader.

Sioux Falls has low business costs with a high quality of life. There's no state, corporate or personal income tax, no inheritance tax and no limits to what your business can achieve.

FAST FACTS



#1 City for Small Businesses
(B2B Review 2025)



#2 Best Tax Climate in the U.S.
(Tax Foundation 2024)



#3 Hottest Job Market
(ZipRecruiter 2023)



Top 25 Safest Cities in America
(WalletHub 2025)

2.2M

of Visitors to Sioux Falls in 2023

1.4%

Minnehaha Unemployment Rate
(September 2024)



No Corporate Income Tax



Third City in Economic Strength
(Policom 2023)

TOP EMPLOYERS



10,929



8,200



3,627



3,239



2,390



1,600

SUMMARY PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	722	21,596	66,417
2020 Total Population	1,640	30,978	84,846
2020 Group Quarters	7	88	1,071
2024 Total Population	1,921	35,500	93,895
2024 Group Quarters	8	88	1,070
2029 Total Population	2,663	39,847	102,749
2023-2028 Annual Rate	6.75%	2.34%	1.82%
2024 Total Daytime Population	2,069	34,604	94,547
Workers	1,222	18,225	51,946
Residents	847	16,379	42,601
Household Summary			
2010 Households	276	8,217	26,419
2010 Average Household Size	2.62	2.63	2.44
2020 Total Households	592	11,753	34,180
2020 Average Household Size	2.76	2.63	2.45
2024 Households	689	12,982	37,230
2024 Average Household Size	2.78	2.73	2.49
2029 Households	936	14,261	40,237
2029 Average Household Size	2.84	2.79	2.53
2023-2028 Annual Rate	6.32%	1.90%	1.57%
2010 Families	183	5,632	17,105
2010 Average Family Size	3.08	3.14	2.99
2024 Families	418	8,478	23,057
2024 Average Family Size	3.28	3.30	3.15
2029 Families	562	9,233	24,753
2029 Average Family Size	3.37	3.38	3.20
2023-2028 Annual Rate	6.10%	1.72%	1.43%
2024 Housing Units	745	13,677	39,613
Owner Occupied Housing Units	59.9%	60.1%	58.4%
Renter Occupied Housing Units	32.6%	34.8%	35.5%
Vacant Housing Units	7.5%	5.1%	6.0%
2024 Population 25+ by Educational Attainment			
Total	1,222	22,451	61,745
Less than 9th Grade	7.9%	1.0%	1.2%
9th - 12th Grade, No Diploma	0.2%	1.5%	1.9%
High School Graduate	25.3%	16.8%	16.9%
GED/Alternative Credential	0.1%	1.7%	2.6%
Some College, No Degree	15.1%	16.5%	16.3%
Associate Degree	14.6%	16.6%	17.0%
Bachelor's Degree	22.3%	31.5%	30.5%
Graduate/Professional Degree	14.5%	14.4%	13.7%
Median Household Income			
2024	\$67,741	\$85,513	\$83,240
2029	\$69,763	\$98,049	\$97,788
Median Age			
2010	28.8	30.7	32.8
2020	31.6	33.3	35.2
2024	32.2	34.0	35.6
2029	33.7	35.3	36.9
2024 Population by Sex			
Males	978	17,677	46,451
Females	943	17,823	47,444
2029 Population by Sex			
Males	1,346	19,628	50,480
Females	1,318	20,219	52,268
Data for all businesses in area			
Total Businesses:	141	1,426	4,175
Total Employees:	1,070	15,699	49,059

KRISTEN ZUEGER, SIOR 605.376.1903 | kristen.zueger@lloydcompanies.com

Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

Property details contained herein are intended for general informational purposes only. Lloyd Real Estate, LLC has not independently verified any of the information that it has been provided and makes no representation or warranty of any kind as to its accuracy or completeness. Use this information at your own discretion, and always consult with qualified professionals or experts in the relevant field for specific guidance. Nothing contained herein shall be deemed to constitute legal, financial, or professional advice.