



# 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

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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                |

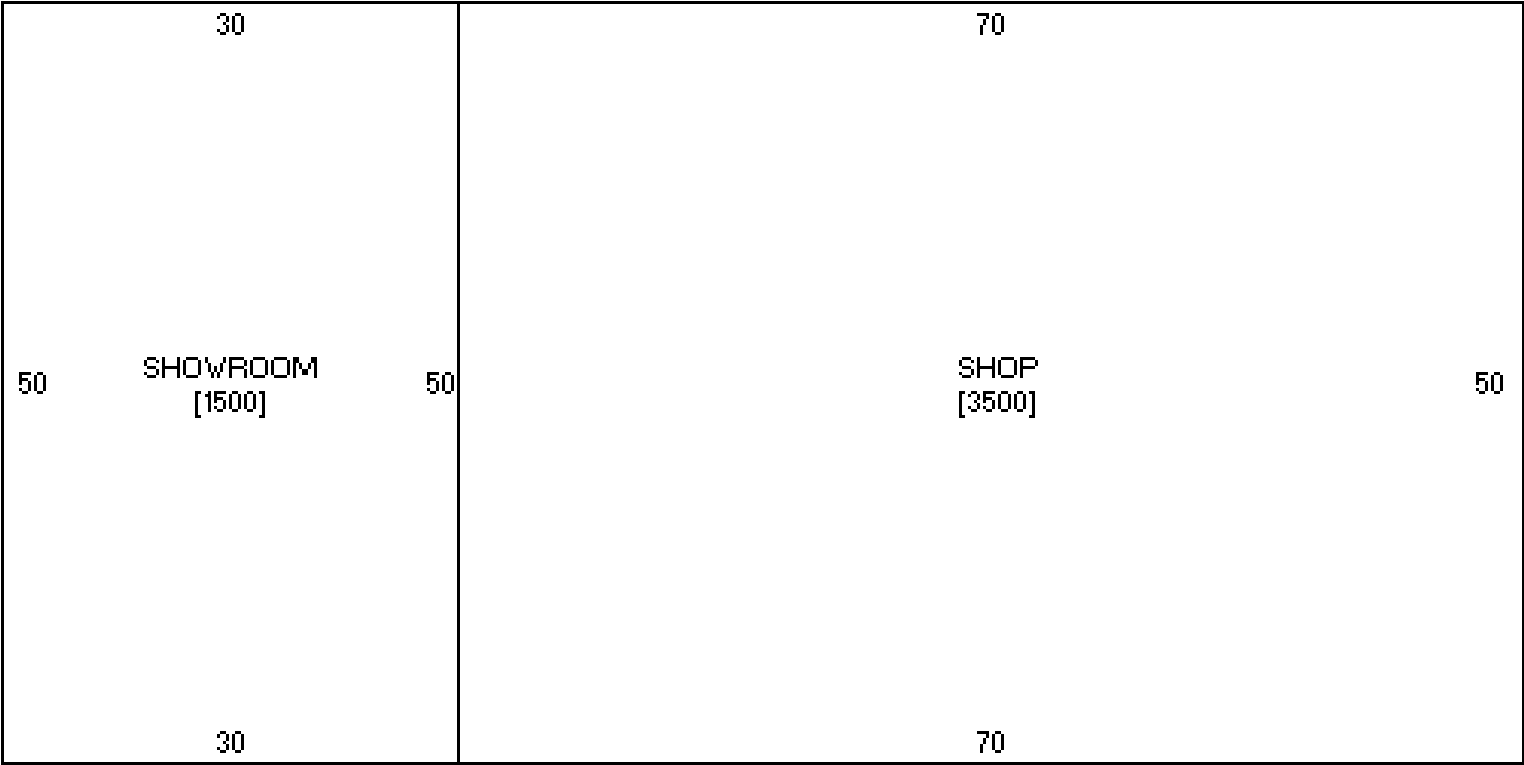
UTILITY INFORMATION

| 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                |

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FLOOR PLAN

Concept only; subject to change



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## EXTERIOR PHOTOS



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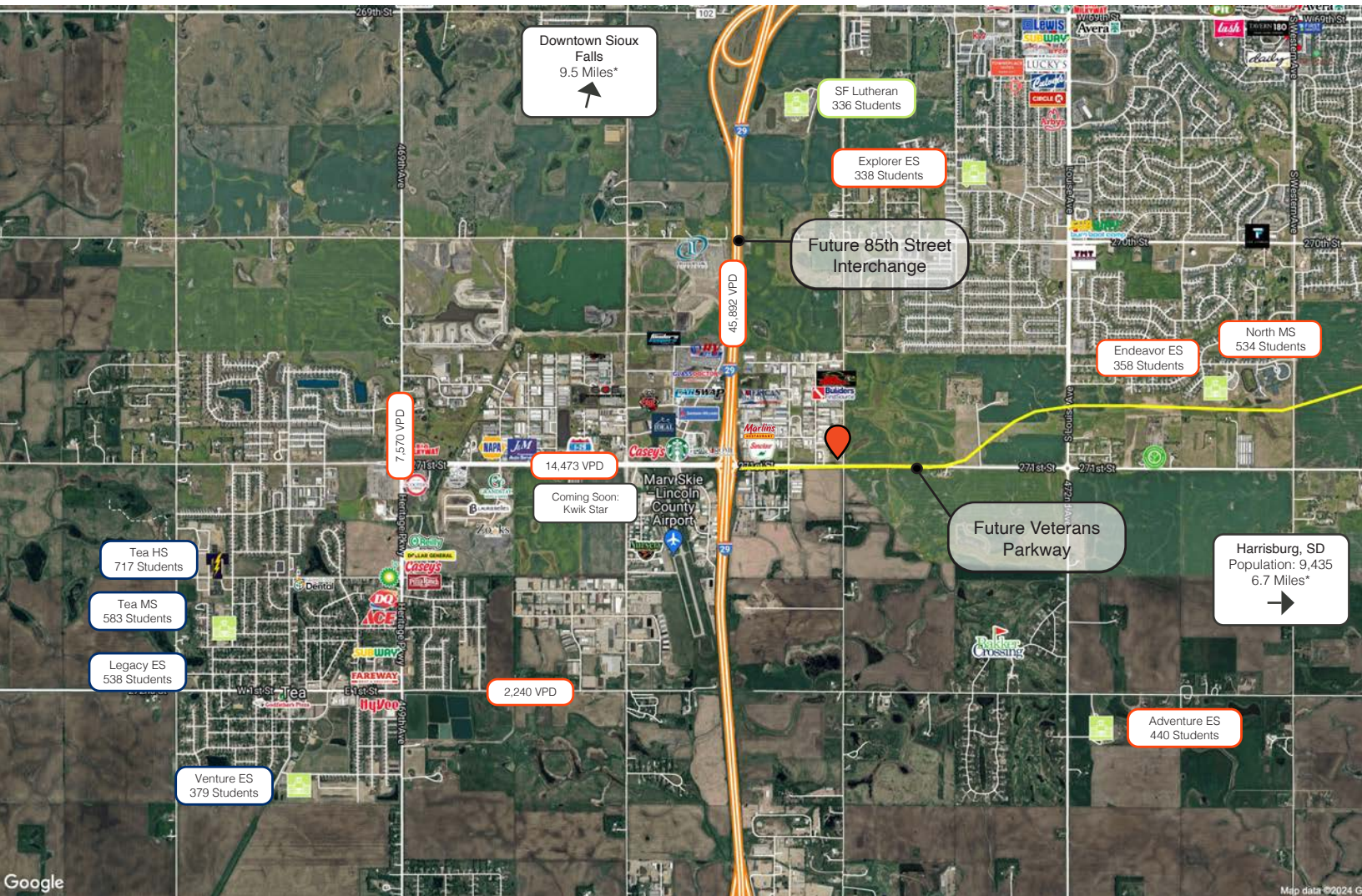
# SITE MAP



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### NEIGHBORHOOD MAP



\*distance from subject site

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# TRANSPORTATION UPGRADES

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## 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

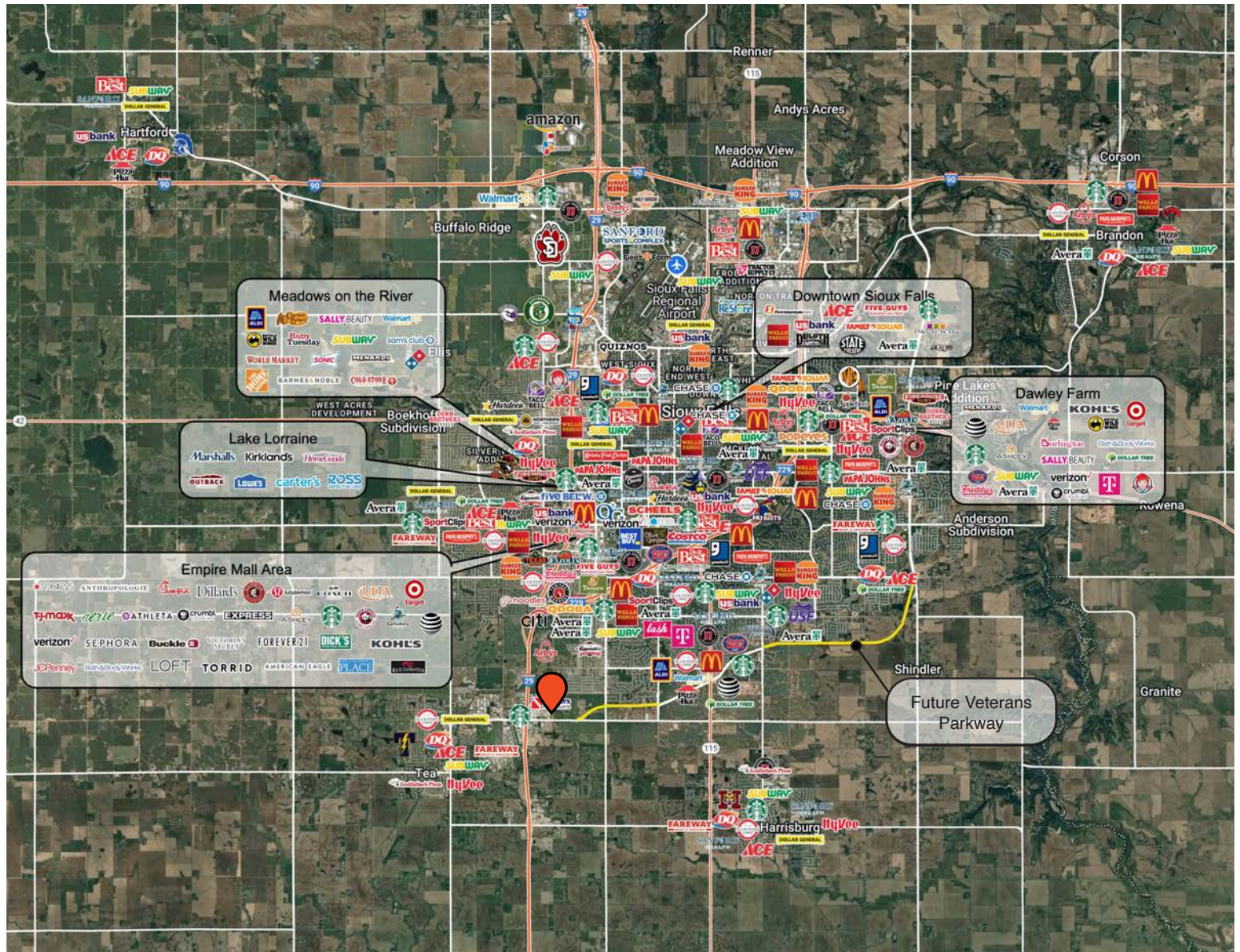
- **Veterans Parkway Expansion:** The State of South Dakota approved an 8.5 mile segment of Veterans Parkway, completing the connection between I-29 and I-90. Construction began in 2023, with completion expected in 2026. The final segment, from Tea to Cliff Avenue, is set to begin construction in 2026.
- **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.



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# CITY MAP



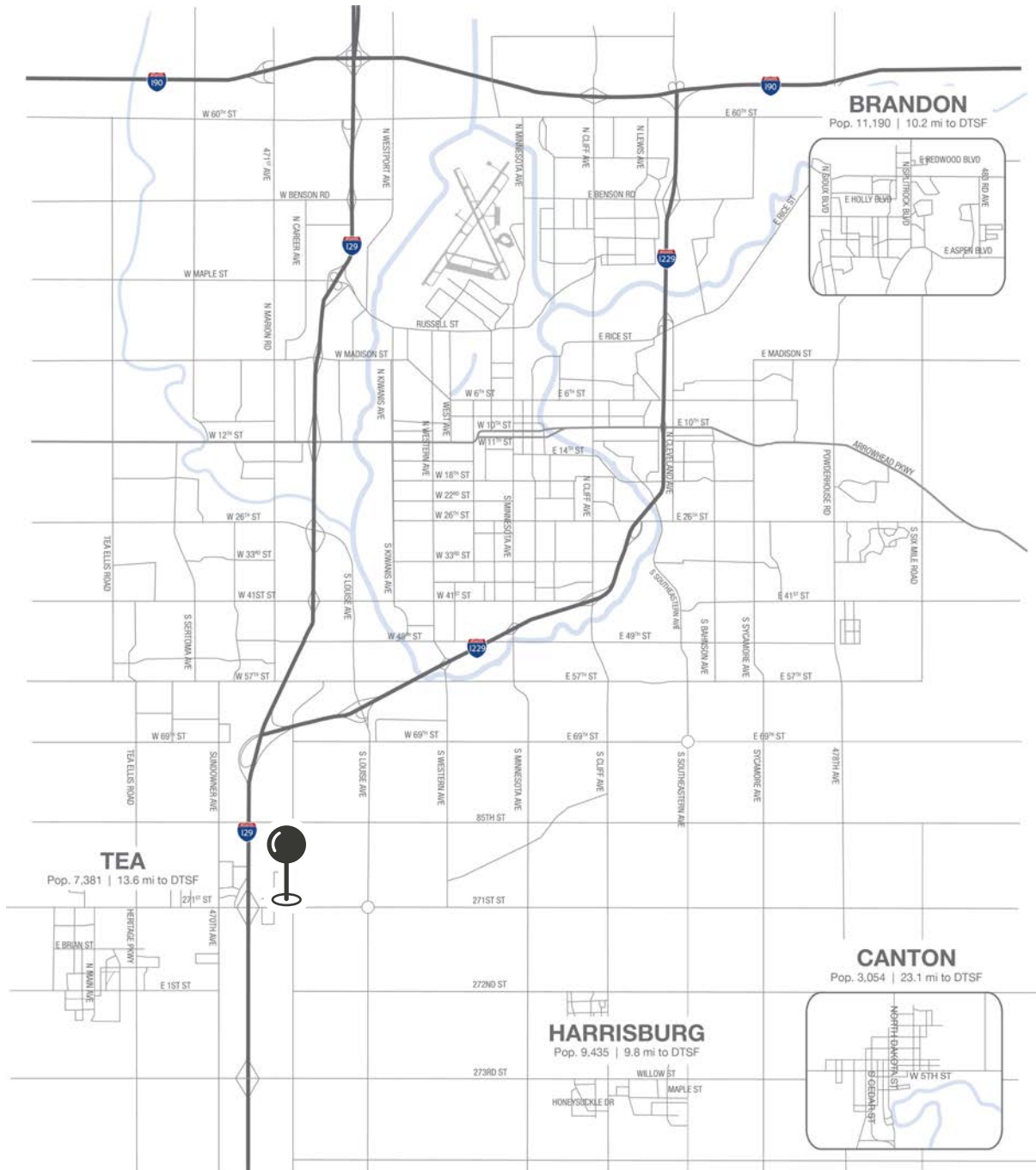
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## MSA MAP



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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  |
|--|----------|----------|----------|
| <b>Population Summary</b>                            |          |          |          |
| 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   |
| <b>Household Summary</b>                             |          |          |          |
| 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%     |
| <b>2024 Population 25+ by Educational Attainment</b> |          |          |          |
| 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%    |
| <b>Median Household Income</b>                       |          |          |          |
| 2024   | \$67,741 | \$85,513 | \$83,240 |
| 2029   | \$69,763 | \$98,049 | \$97,788 |
| <b>Median Age</b>                                    |          |          |          |
| 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     |
| <b>2024 Population by Sex</b>                        |          |          |          |
| Males  | 978      | 17,677   | 46,451   |
| Females  | 943      | 17,823   | 47,444   |
| <b>2029 Population by Sex</b>                        |          |          |          |
| Males  | 1,346    | 19,628   | 50,480   |
| Females  | 1,318    | 20,219   | 52,268   |
| <b>Data for all businesses in area</b>               |          |          |          |
| Total Businesses:                                    | 141      | 1,426    | 4,175    |
| Total Employees:                                     | 1,070    | 15,699   | 49,059   |

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