



# WILCOX STREET SUBLEASE

## INDUSTRIAL BUILDING FOR SUBLEASE



3910 E. Wilcox Street,  
Sioux Falls, SD 57104



Building: 20,000 SF +/-  
Lot: 3.535 Acres +/-



\$9.62 / SF NNN  
Estimated NNN: \$3.29 / SF

### LOCATION

Positioned along East 60th Street North, this industrial building offers visibility from I-90 and convenient access to I-29, I-229, & Veterans Parkway. Within northeast Sioux Falls' industrial corridor, this site provides efficient connectivity for logistics and workforce access. Quick interstate access make this a strategic business move.

### DESCRIPTION

- Floor plan includes warehouse/showroom, shop/warehouse, 1,657 SF of mezzanine storage, breakroom, locker room, and two offices
- Available now
- Potential for building signage
- Paved parking on the south side; partially paved, mostly gravel on the north side
- Built in 2009
- Zoned: I-1
- Neighbors include City of Sioux Falls Public Safety Campus, B&F Fastener Supply, FedEx, Brouwer Relocation, Grand Prairie Foods, POET, Sanford Business Center, and much more

**KRISTEN ZUEGER** SIOR | 605.376.1903 | [kristen.zueger@lloydcompanies.com](mailto:kristen.zueger@lloydcompanies.com)



# BUILDING COSTS

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

| Size          | Base Rent     | 2025 NNN Est. | Total (Base + NNN) Est. | Yearly Total Est. | Monthly Total Est. | TIA        |
|---------------|---------------|---------------|-------------------------|-------------------|--------------------|------------|
| 20,000 SF +/- | \$9.62/SF NNN | \$3.29/SF     | \$12.91/SF              | \$258,200.00      | \$21,516.70        | Negotiable |

## 2025 ESTIMATED NNN INFORMATION

| NNN  | Paid By:                         | Cost (\$/SF) |
|--|----------------------------------|--------------|
| Real Estate Taxes  | Paid by LL, Reimbursed by Tenant | \$2.10       |
| Property Insurance   | Paid by LL, Reimbursed by Tenant | \$0.49       |
| Common Area Maintenance  | Paid by LL, Reimbursed by Tenant | \$0.37       |
| Utilities  | Paid by LL, Reimbursed by Tenant | \$0.33       |
| Total  | -                                | \$3.29       |
| CAM includes the following utilities: Gas, Electric, and Water & Sewer |                                  |              |

## UTILITY INFORMATION

| Utility               | Paid By                             | Provider                                    | Part of CAM | Separately Metered |
|-----------------------|-------------------------------------|---|-------------|--------------------|
| Gas                   | Paid by LL, Reim-bursed by Tenant   | Mid-American Energy                         | Yes         | No                 |
| Electricity           | Paid by LL, Reim-bursed by Tenant   | Xcel Energy                                 | Yes         | No                 |
| Water & Sewer         | Paid by LL, Reim-bursed by Tenant   | City of Sioux Falls                         | Yes         | No                 |
| Trash                 | Paid by Tenant directly to Provider | Novak                                       | No          | Yes                |
| Phone/Ca-ble/Internet | Paid by Tenant directly to Provider | Tenant can select their pre-ferred provider | No          | N/A                |

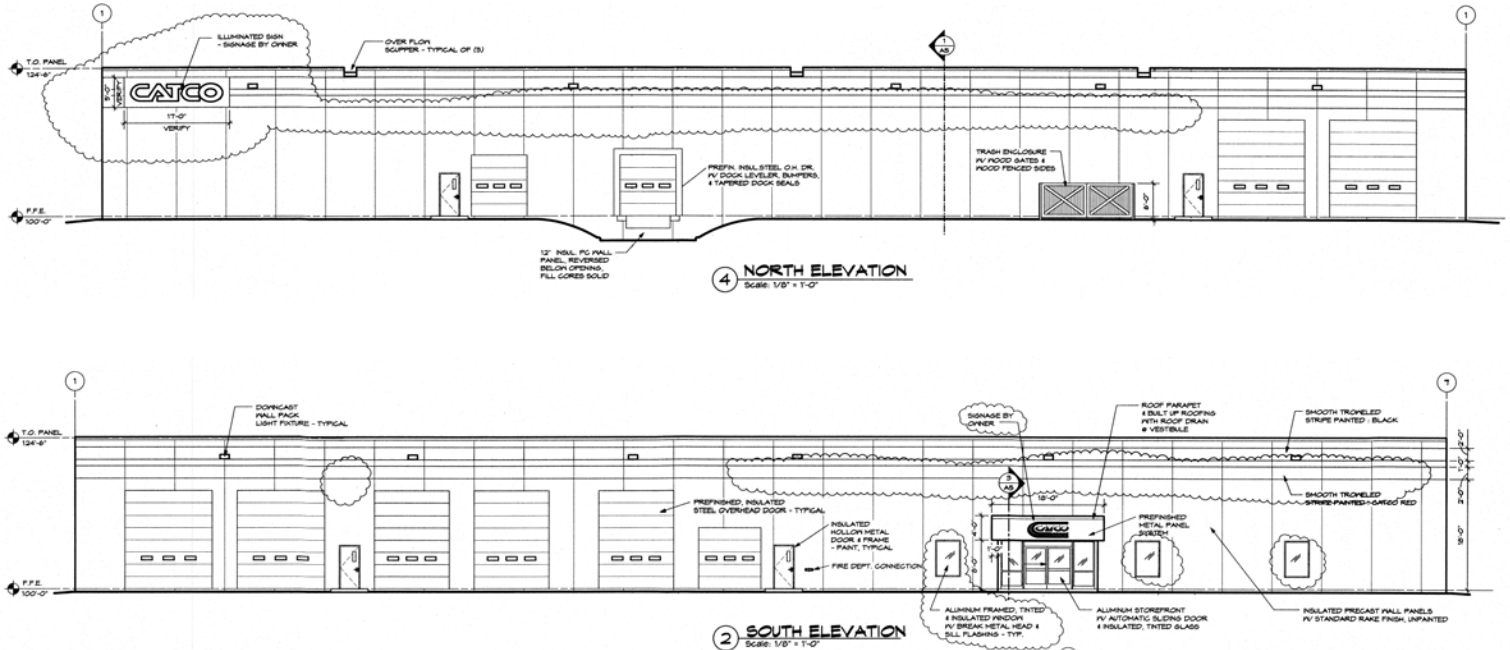
KRISTEN ZUEGER, SIOR

605.376.1903 | kristen.zueger@lloydcompanies.com



# FLOOR PLAN DETAILS

Concept only; subject to change



### • Shop/Warehouse Details:

- Fully temperature controlled
- 480 AMP 3 Phase Service
- 20' sidewalls
- 1 - 10'x10' Overhead Door
- 3 - 16'x12' Overhead Doors
- 4 - 16'x14' Overhead Drive-Through Doors
- Exhaust Vents
- Welding Exhaust Fan
- Yale 3-Ton Bridge Crane
- Locker Room
- Concrete trench drain
- Service pit

### • Warehouse/Showroom Details:

- Fully temperature controlled
- 480 AMP/120 Volt
- 10'x9' Dock with Leveler
- 10'x9' Drive-In Door
- Breakroom
- 14'x12' Office
- 12'x16' Parts Office
- Mezzanine Storage Area of 1,657 SF +/-

**KRISTEN ZUEGER, SIOR** 605.376.1903 | [kristen.zueger@lloydcompanies.com](mailto:kristen.zueger@lloydcompanies.com)



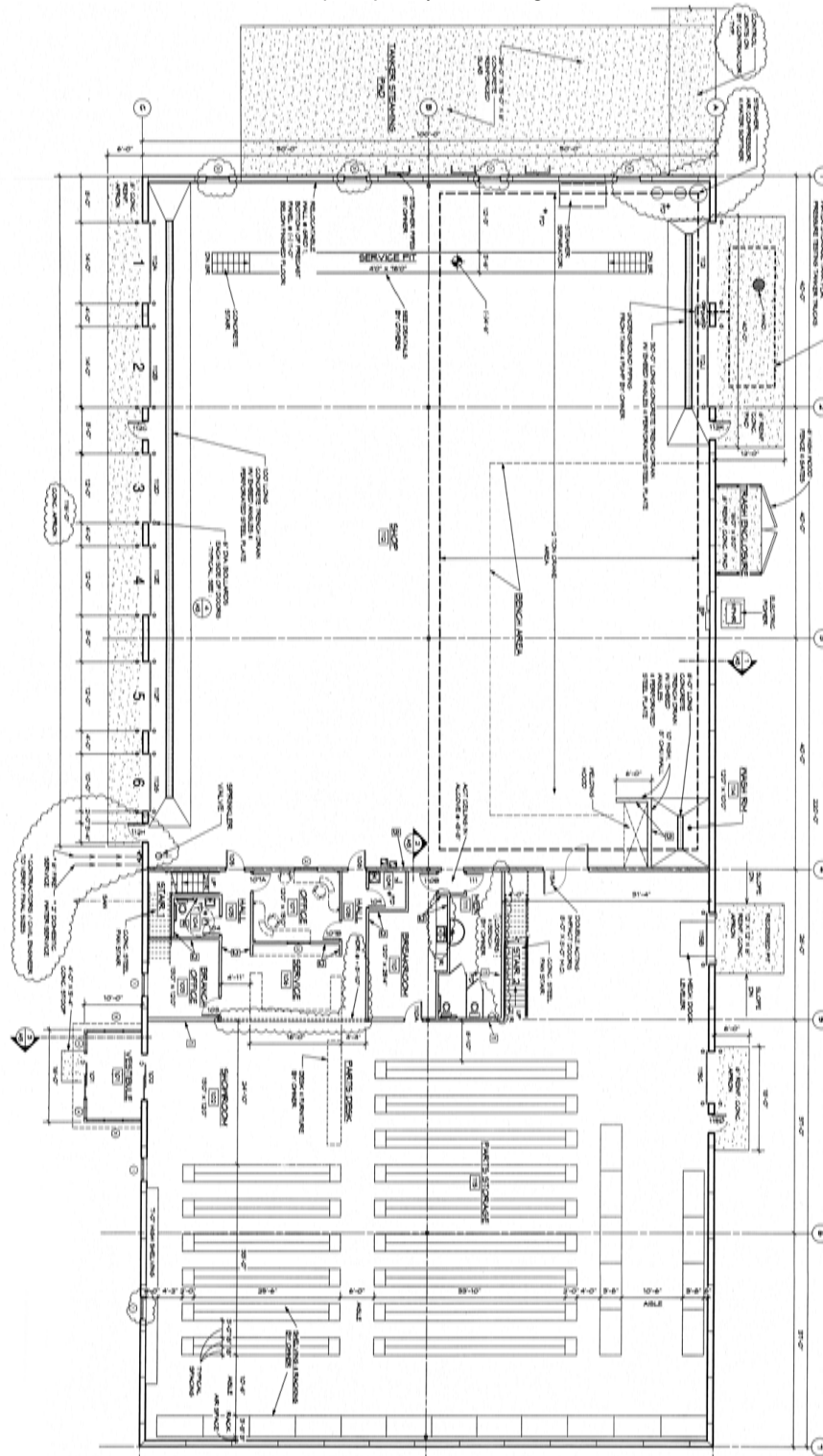
# WILCOX STREET SUBLEASE

INDUSTRIAL BUILDING FOR SUBLEASE



## BUILDING PLAN

Concept only; subject to change



**KRISTEN ZUEGER, SIOR** 605.376.1903 | [kristen.zueger@lloydcompanies.com](mailto:kristen.zueger@lloydcompanies.com)

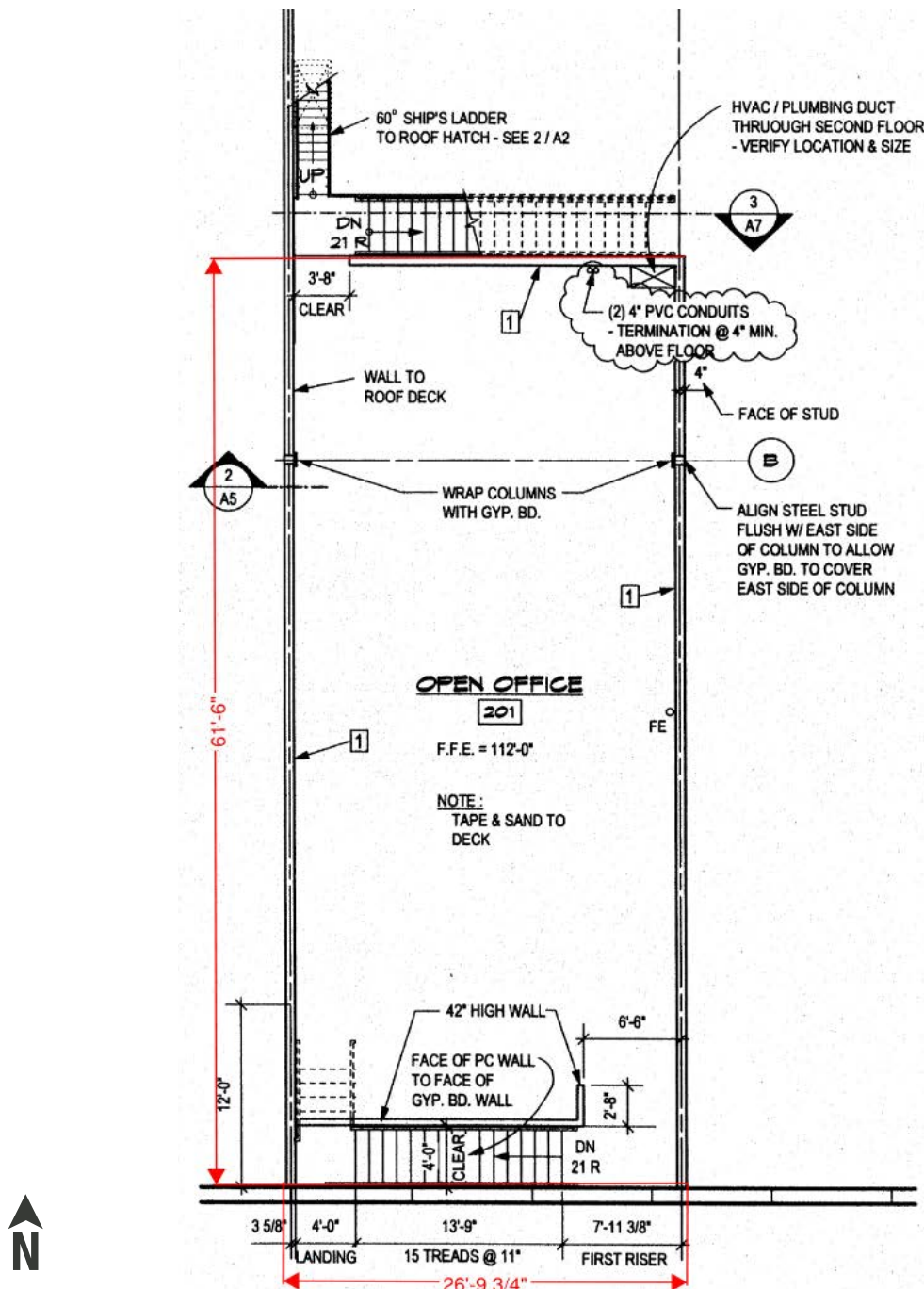
Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.



## MEZZANINE STORAGE FLOOR PLAN

Concept only; subject to change



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



# WILCOX STREET SUBLEASE

INDUSTRIAL BUILDING FOR SUBLEASE



## INTERIOR PHOTOS



**KRISTEN ZUEGER, SIOR** 605.376.1903 | [kristen.zueger@lloydcompanies.com](mailto:kristen.zueger@lloydcompanies.com)

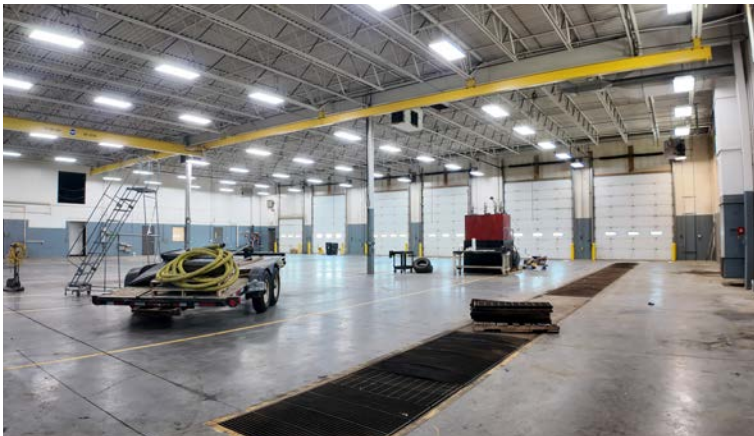


# WILCOX STREET SUBLEASE

INDUSTRIAL BUILDING FOR SUBLEASE



## INTERIOR PHOTOS



**KRISTEN ZUEGER, SIOR** 605.376.1903 | [kristen.zueger@lloydcompanies.com](mailto:kristen.zueger@lloydcompanies.com)

Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820  
Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.



# WILCOX STREET SUBLEASE

INDUSTRIAL BUILDING FOR SUBLEASE



## EXTERIOR PHOTOS



**KRISTEN ZUEGER, SIOR** 605.376.1903 | [kristen.zueger@lloydcompanies.com](mailto:kristen.zueger@lloydcompanies.com)



# WILCOX STREET SUBLEASE

INDUSTRIAL BUILDING FOR SUBLEASE



## SITE MAP



**KRISTEN ZUEGER, SIOR** 605.376.1903 | [kristen.zueger@lloydcompanies.com](mailto:kristen.zueger@lloydcompanies.com)



# WILCOX STREET SUBLEASE

INDUSTRIAL BUILDING FOR SUBLEASE



## AREA MAP



**KRISTEN ZUEGER, SIOR** 605.376.1903 | [kristen.zueger@lloydcompanies.com](mailto:kristen.zueger@lloydcompanies.com)

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

Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

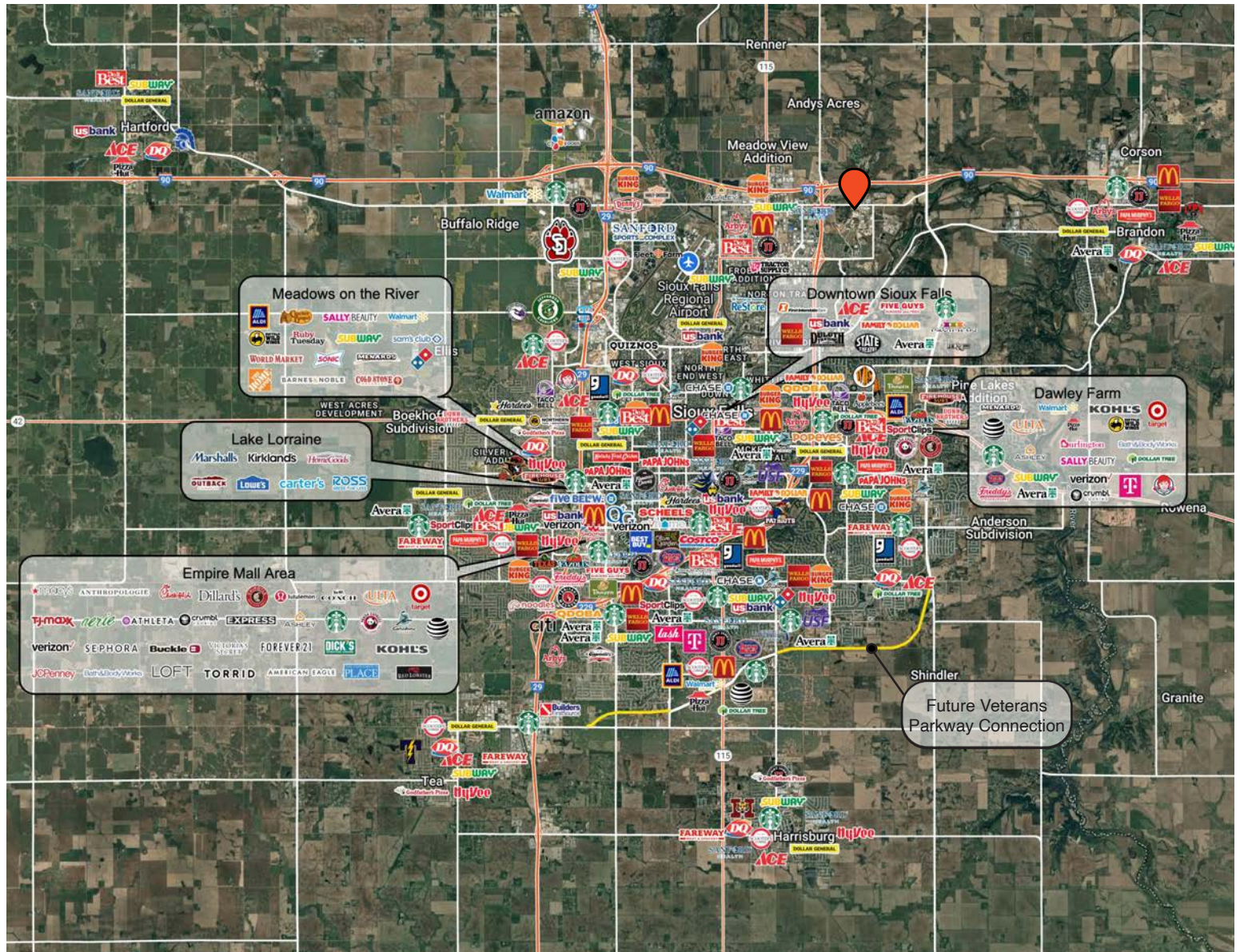


# WILCOX STREET SUBLEASE

INDUSTRIAL BUILDING FOR SUBLEASE



## CITY MAP



**KRISTEN ZUEGER, SIOR** 605.376.1903 | [kristen.zueger@lloydcompanies.com](mailto:kristen.zueger@lloydcompanies.com)

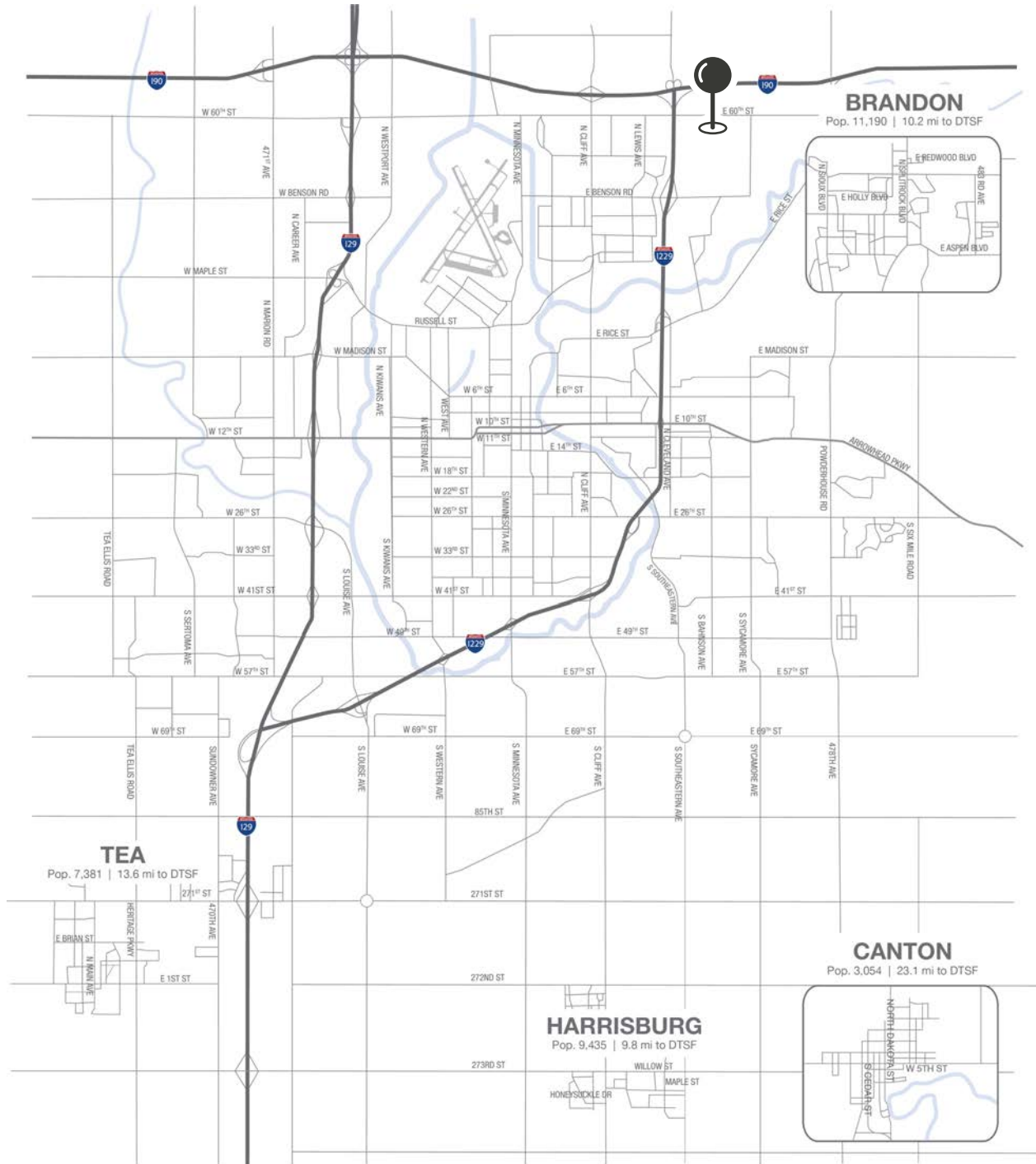
Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820  
Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.



## INDUSTRIAL BUILDING FOR SUBLEASE



# MSA MAP



**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

Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.



# SIoux FALLS 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                         | 497      | 6,443    | 53,388   |
| 2020 Total Population                         | 809      | 7,897    | 59,858   |
| 2020 Group Quarters                           | 0        | 14       | 2,616    |
| 2024 Total Population                         | 818      | 8,150    | 64,629   |
| 2024 Group Quarters                           | 0        | 14       | 2,616    |
| 2029 Total Population                         | 826      | 8,450    | 68,666   |
| 2023-2028 Annual Rate                         | 0.19%    | 0.73%    | 1.22%    |
| 2024 Total Daytime Population                 | 1,389    | 15,584   | 87,446   |
| Workers                                       | 1,077    | 12,010   | 59,742   |
| Residents                                     | 312      | 3,574    | 27,704   |
| Household Summary                             |          |          |          |
| 2010 Households                               | 175      | 2,304    | 20,682   |
| 2010 Average Household Size                   | 2.39     | 2.72     | 2.43     |
| 2020 Total Households                         | 453      | 3,021    | 23,788   |
| 2020 Average Household Size                   | 1.79     | 2.61     | 2.41     |
| 2024 Households                               | 456      | 3,136    | 25,680   |
| 2024 Average Household Size                   | 1.79     | 2.59     | 2.41     |
| 2029 Households                               | 462      | 3,252    | 27,448   |
| 2029 Average Household Size                   | 1.79     | 2.59     | 2.41     |
| 2023-2028 Annual Rate                         | 0.26%    | 0.73%    | 1.34%    |
| 2010 Families                                 | 111      | 1,638    | 12,345   |
| 2010 Average Family Size                      | 2.95     | 3.13     | 3.10     |
| 2024 Families                                 | 303      | 2,163    | 14,388   |
| 2024 Average Family Size                      | 2.20     | 3.11     | 3.21     |
| 2029 Families                                 | 306      | 2,240    | 15,197   |
| 2029 Average Family Size                      | 2.19     | 3.11     | 3.21     |
| 2023-2028 Annual Rate                         | 0.20%    | 0.70%    | 1.10%    |
| 2024 Housing Units                            | 458      | 3,255    | 27,399   |
| Owner Occupied Housing Units                  | 45.9%    | 70.0%    | 51.6%    |
| Renter Occupied Housing Units                 | 53.7%    | 26.4%    | 42.1%    |
| Vacant Housing Units                          | 0.4%     | 3.7%     | 6.3%     |
| 2024 Population 25+ by Educational Attainment |          |          |          |
| Total   | 645      | 5,711    | 43,591   |
| Less than 9th Grade                           | 3.1%     | 3.2%     | 4.2%     |
| 9th - 12th Grade, No Diploma                  | 10.9%    | 5.8%     | 4.8%     |
| High School Graduate                          | 18.1%    | 25.3%    | 25.6%    |
| GED/Alternative Credential                    | 17.7%    | 8.2%     | 6.3%     |
| Some College, No Degree                       | 31.6%    | 18.8%    | 18.9%    |
| Associate Degree                              | 3.6%     | 11.0%    | 13.3%    |
| Bachelor's Degree                             | 10.4%    | 19.6%    | 18.9%    |
| Graduate/Professional Degree                  | 4.7%     | 8.1%     | 8.0%     |
| Median Household Income                       |          |          |          |
| 2024  | \$52,296 | \$66,252 | \$66,144 |
| 2029  | \$53,788 | \$75,926 | \$77,678 |
| Median Age                                    |          |          |          |
| 2010  | 32.3     | 37.3     | 34.4     |
| 2020  | 56.7     | 41.8     | 36.1     |
| 2024  | 57.8     | 42.1     | 36.4     |
| 2029  | 59.3     | 43.1     | 37.5     |
| 2024 Population by Sex                        |          |          |          |
| Males   | 429      | 4,265    | 34,114   |
| Females                                       | 389      | 3,885    | 30,515   |
| 2029 Population by Sex                        |          |          |          |
| Males   | 434      | 4,392    | 35,859   |
| Females                                       | 392      | 4,057    | 32,807   |
| Data for all businesses in area               |          |          |          |
| Total Businesses:                             | 120      | 724      | 3,867    |
| Total Employees:                              | 2,470    | 12,635   | 63,901   |

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