



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

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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

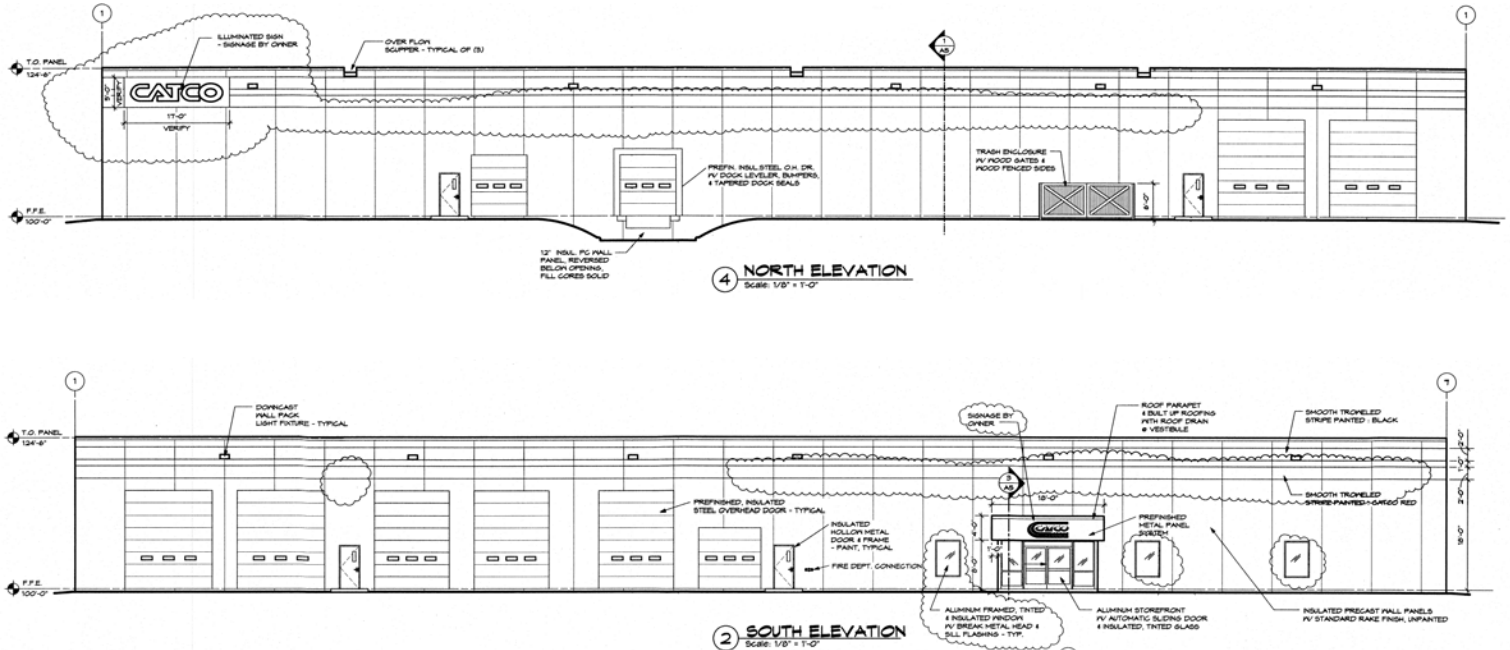
Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid by LL, Reim-bursed by Tenant	Mid-American Energy	Yes	No
Electricity	Paid by LL, Reim-bursed by Tenant	Xcel Energy	Yes	No
Water & Sewer	Paid by LL, Reim-bursed by Tenant	City of Sioux Falls	Yes	No
Trash	Paid by Tenant directly to Provider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

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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

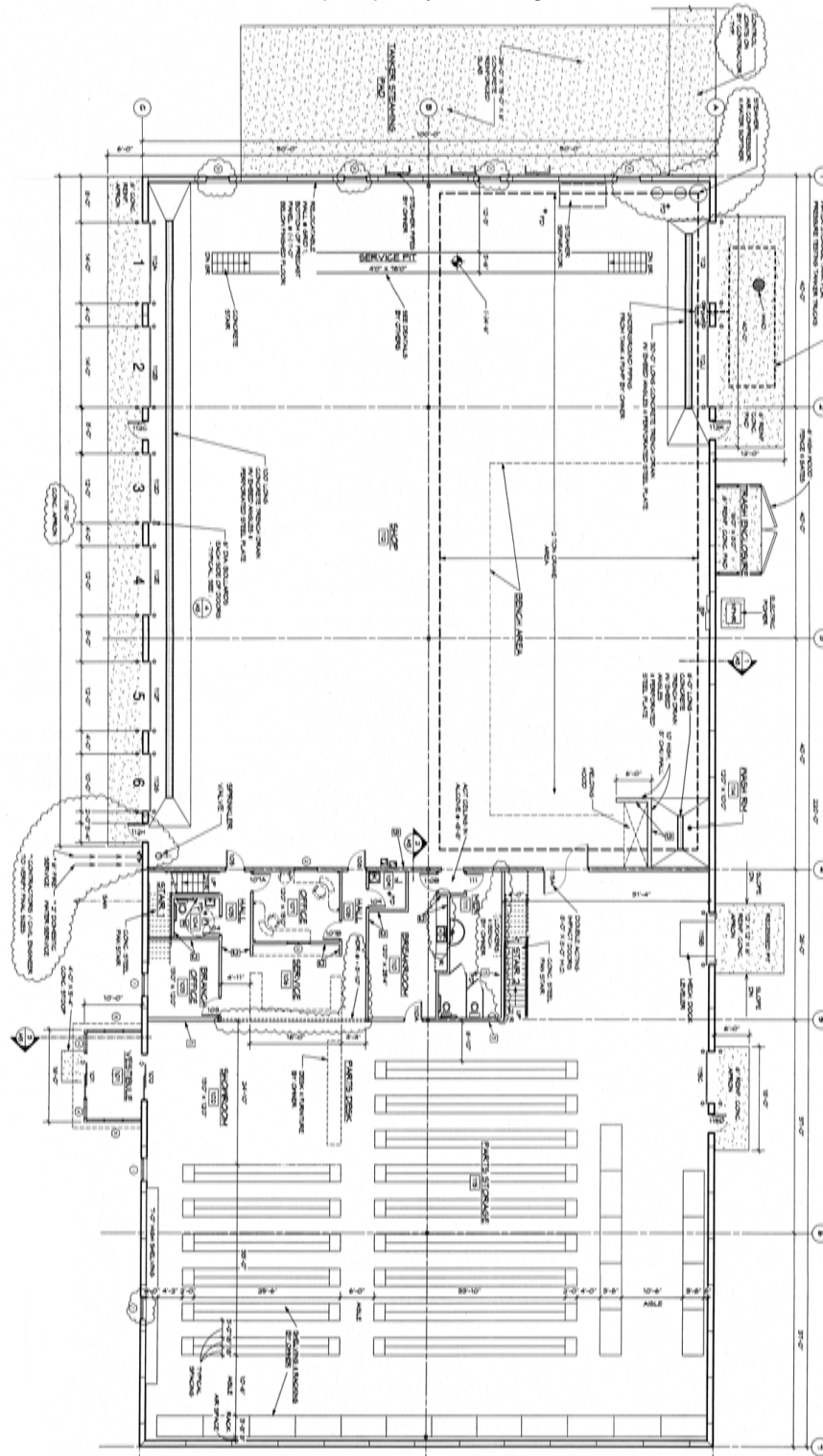
• Warehouse/Showroom Details:

- 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 +/-

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BUILDING PLAN

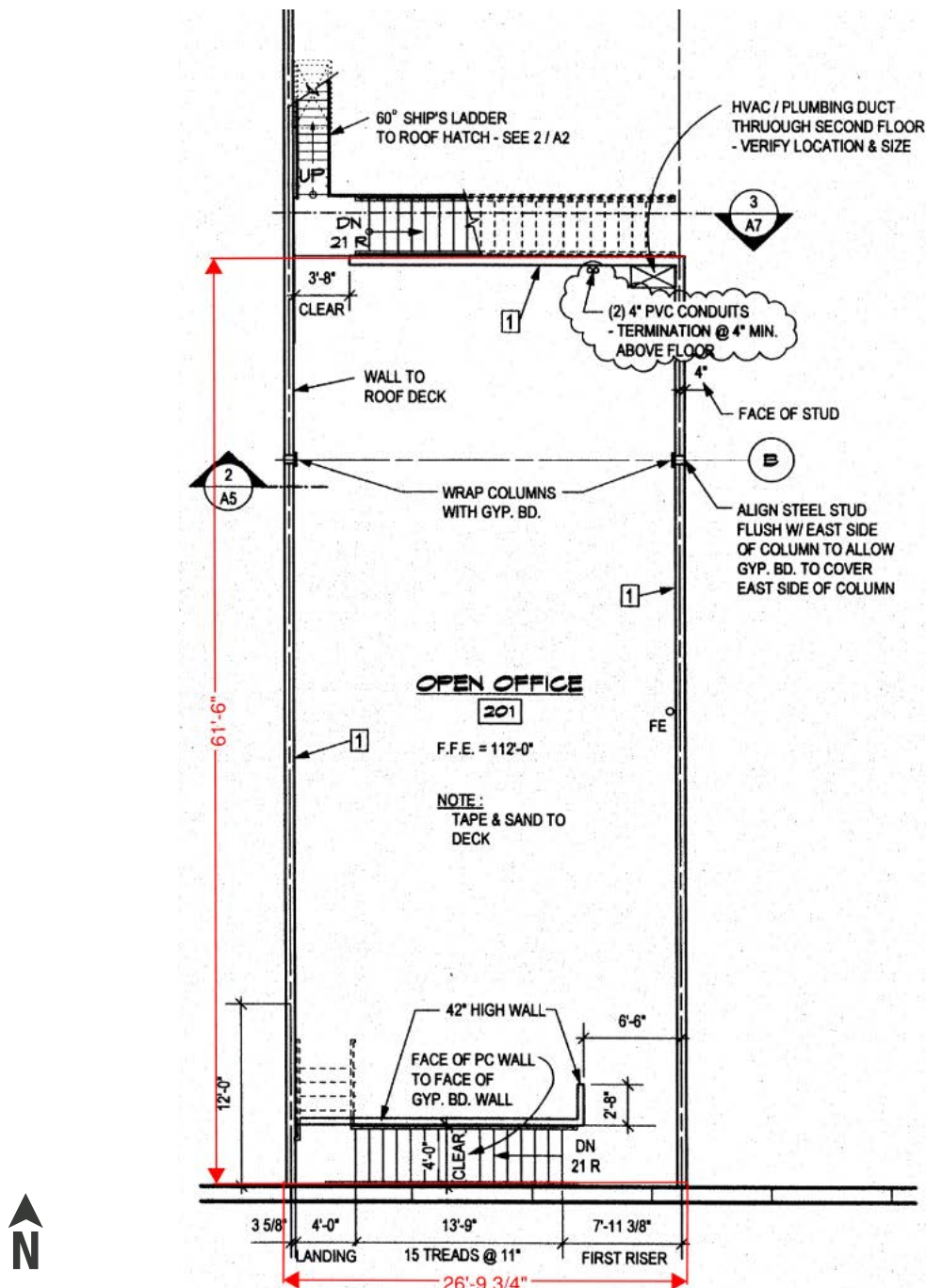
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MEZZANINE STORAGE FLOOR PLAN

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INTERIOR PHOTOS



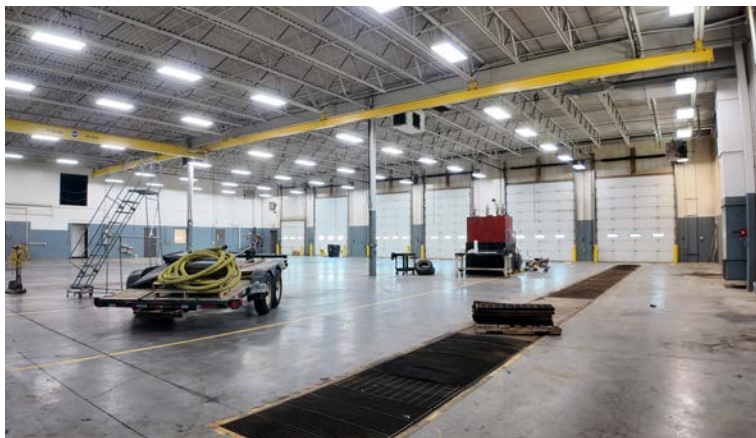
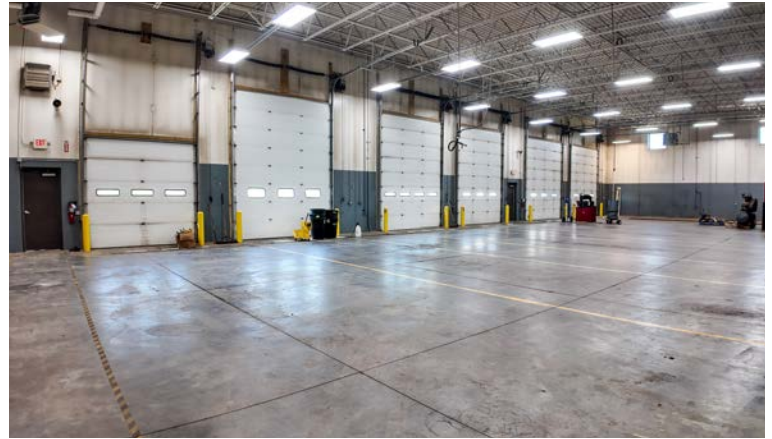
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INTERIOR PHOTOS



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Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

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EXTERIOR PHOTOS



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AREA NEIGHBORS



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SITE MAP



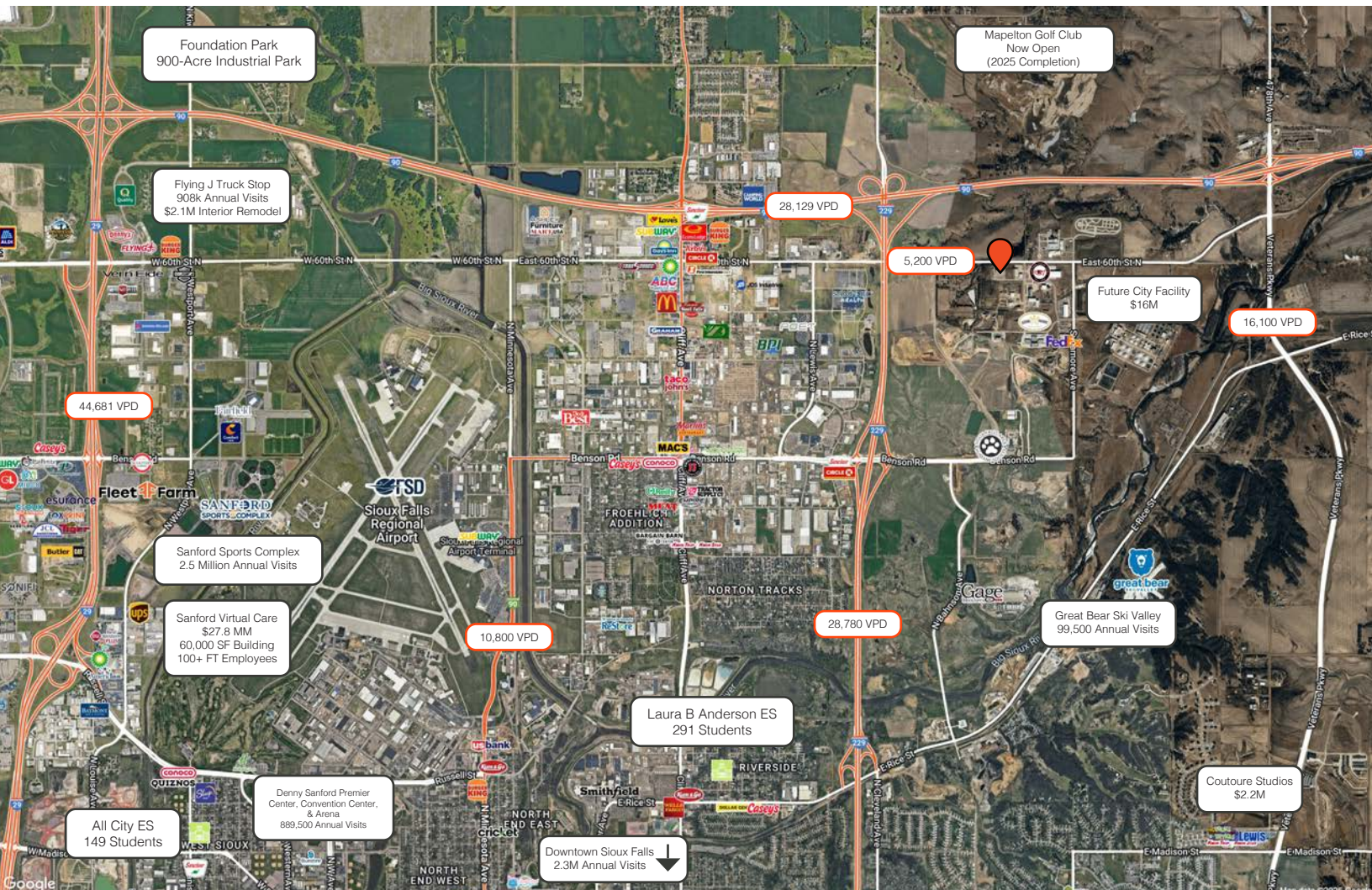
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AREA MAP



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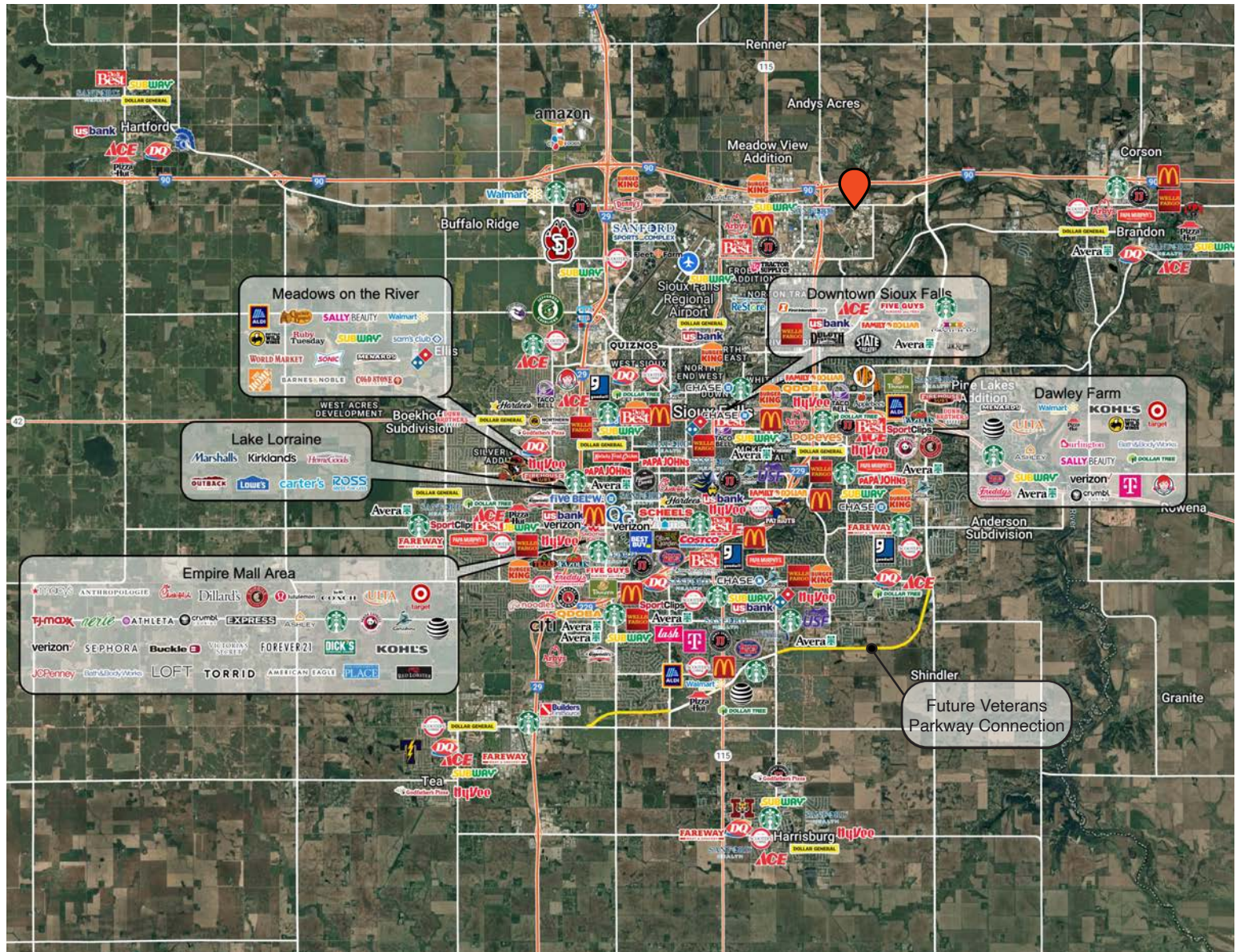
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CITY MAP



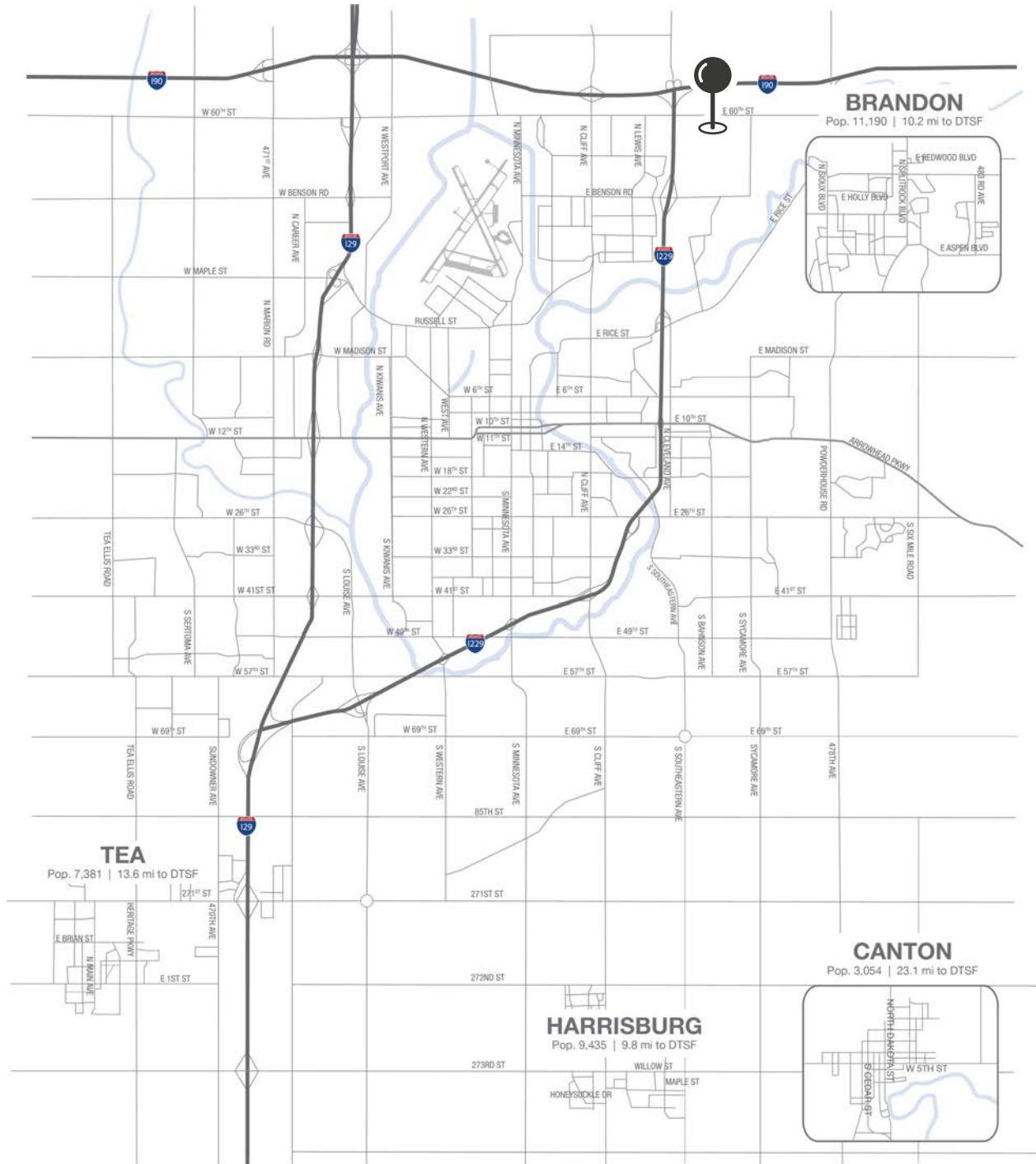
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MSA MAP



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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

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