PRICE REDUCTION



CABALLO INDUSTRIAL

1409 N. K AVENUE | SIOUX FALLS, SD

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OWNER-OCCUPANT OPPORTUNITY

Opportunity to purchase an industrial property within the Airport Industrial Park in central Sioux Falls, just north of Russell Street. Russell Street serves as a primary east-west transportation route supporting semi and distribution traffic, with direct access to Downtown Sioux Falls and FSD Regional Airport. The surrounding corridor is anchored by established users including Prairie Farms, Runnings Distribution, and the SD Air National Guard. The offering includes two industrial buildings with dedicated office space, and fenced outdoor yard space. The site has an active rail spur with connectivity to the BNSF Railway network. The property offers immediate income with a portion of the land currently leased to a good credit tenant through 2027; which may be assumed by the buyer. Available for immediate occupancy, this asset presents flexibility for an owner-occupant seeking operational space with supplemental income, as well as long-term industrial investment benefits.

QUICK FACTS

- **Address:**
  1409 N. K Avenue, Sioux Falls, SD 57104
- **Pricing:**
  $1,800,000
- **Price / SF:**
  $114.21
- **Total Building Size (GBA/RSF):**
  15,760 SF +/-
- **Building 'A' Size:**
  8,760 SF +/-
- **Building 'B' Size:**
  7,000 SF +/-
- **Site Size:**
  4.04 Acres +/- (175,805 SF+/-)
- **Real Estate Taxes:**
  $21,628.00 (2025 Taxes payable in 2026)
- **Zoning:**
  L-1: Light Industrial
- **Parking:**
  Ample surface parking stalls with room to expand
- **Year Built:**
  1969 / 2003

KEY PROPERTY NOTES

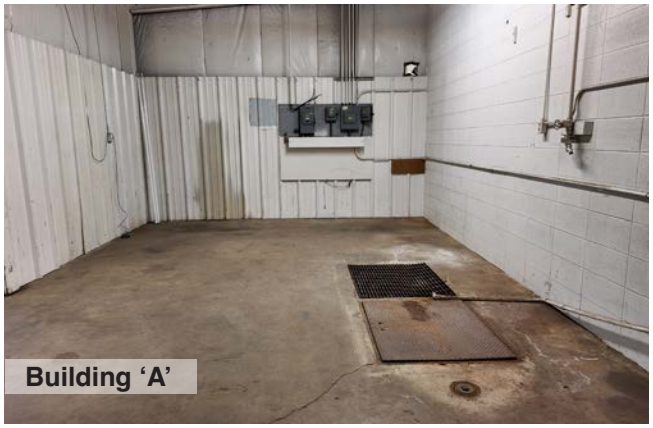
- Building 'A' offers a flex setting with 2 private offices, open work area, re-strooms, and a dedicated shop area complete with floor drainage, a utility sink, exhaust fans, forced air/heat, and in-floor oil drain pits
  - 3 OH doors across the shop
  - 3-Phase Power
  - Extra Reznor heaters in the shops
  - Multiple entrances to the shops
  - Sidewalls range: 9'02" - 11'06" ; clear heights range: 10'05" - 13'08"
- Building 'B' is a fully insulated open storage building with 1 OH door
  - Fully sprinkled building with modern fire suppression system
  - Entrance from the parking lot or the fenced yard space
  - Sidewalls: 12'04" ; clear height: 16'11"
- New LED lighting throughout the buildings
- Outdoor fenced yard space
- Active on-site rail spur with connectivity to the BNSF Railway network
- BNSF Railway Easement through property
- Exterior building lights
- Building signage opportunities
- Nearby amenities include the Sioux Falls Regional Airport, Elmwood Golf Course, Crooked Pint Ale House, Casey's, Burger King, Great Shots, multiple hotels, and a short drive to Downtown Sioux Falls' dining, entertainment, and business core

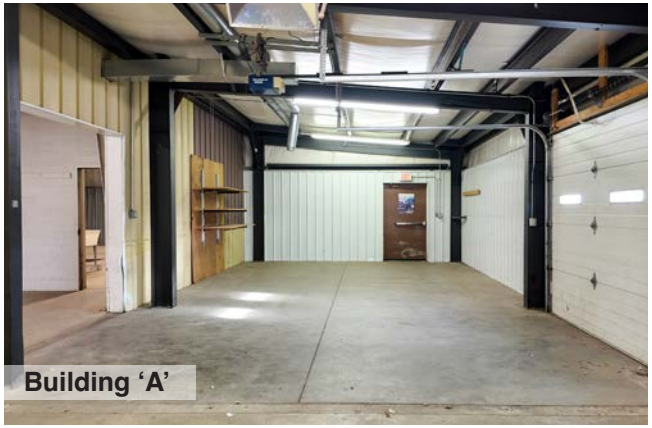

Building ‘A’


Building ‘A’


Building ‘A’


Building ‘A’


Building ‘A’


Building ‘A’


Building ‘A’


Building ‘B’


Building ‘B’

INTERIOR PHOTOS

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OWNER-OCCUPANT INVESTMENT - INDUSTRIAL | 1409 N. K AVENUE | SIOUX FALLS, SD









MEASUREMENTS

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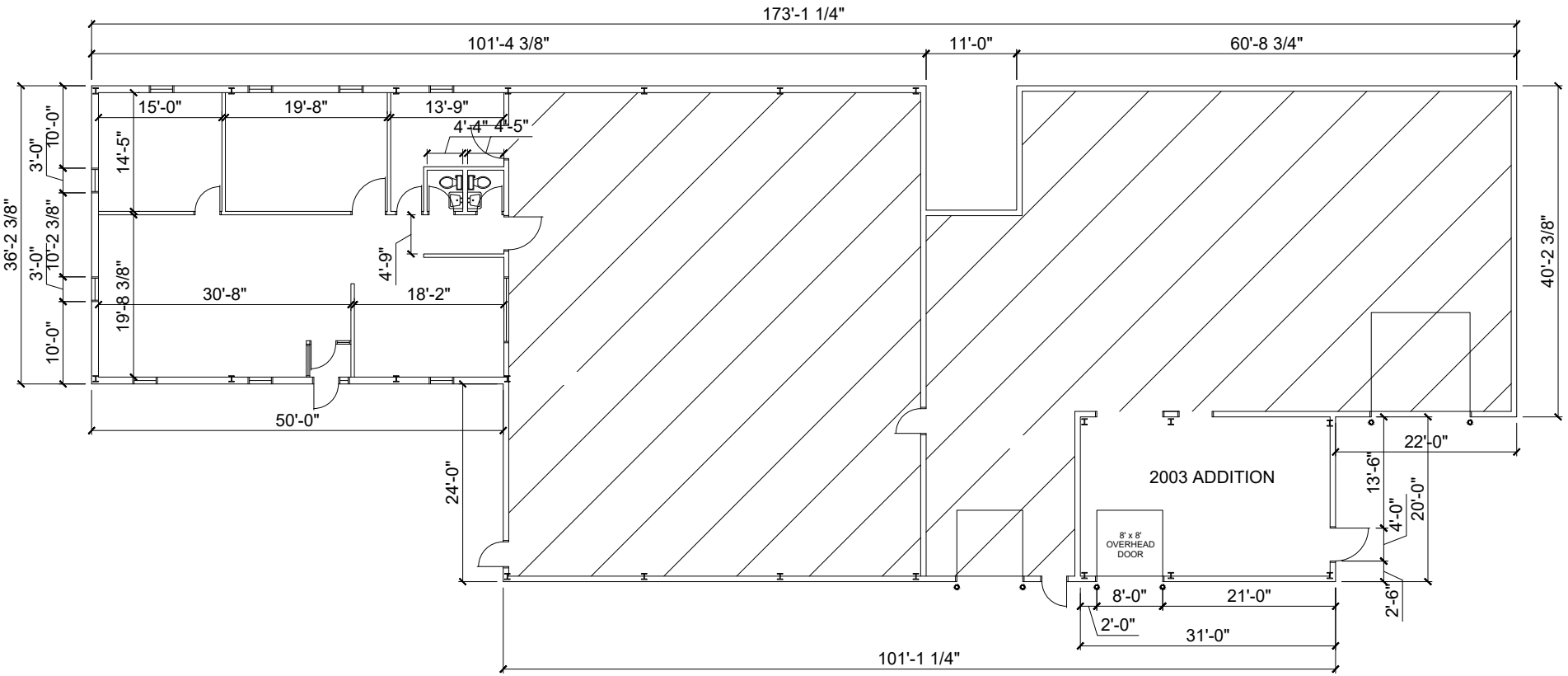

Building
‘A’ - Office
Building
‘A’ - Shops


Building
‘A’
Building
‘B’


Fenced
Outdoor Area



EXTERIOR

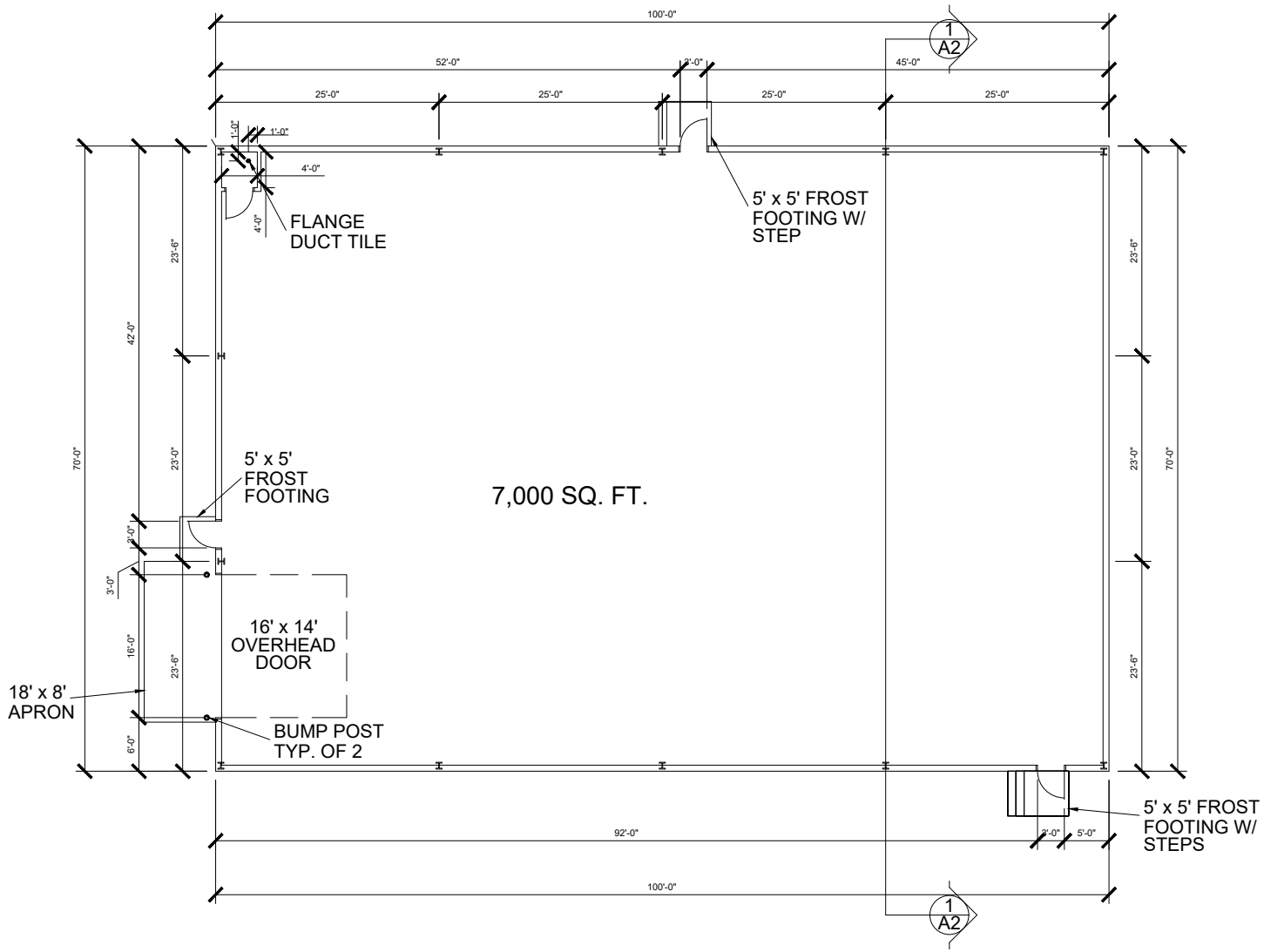


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BUILDING 'A' FLOOR PLAN

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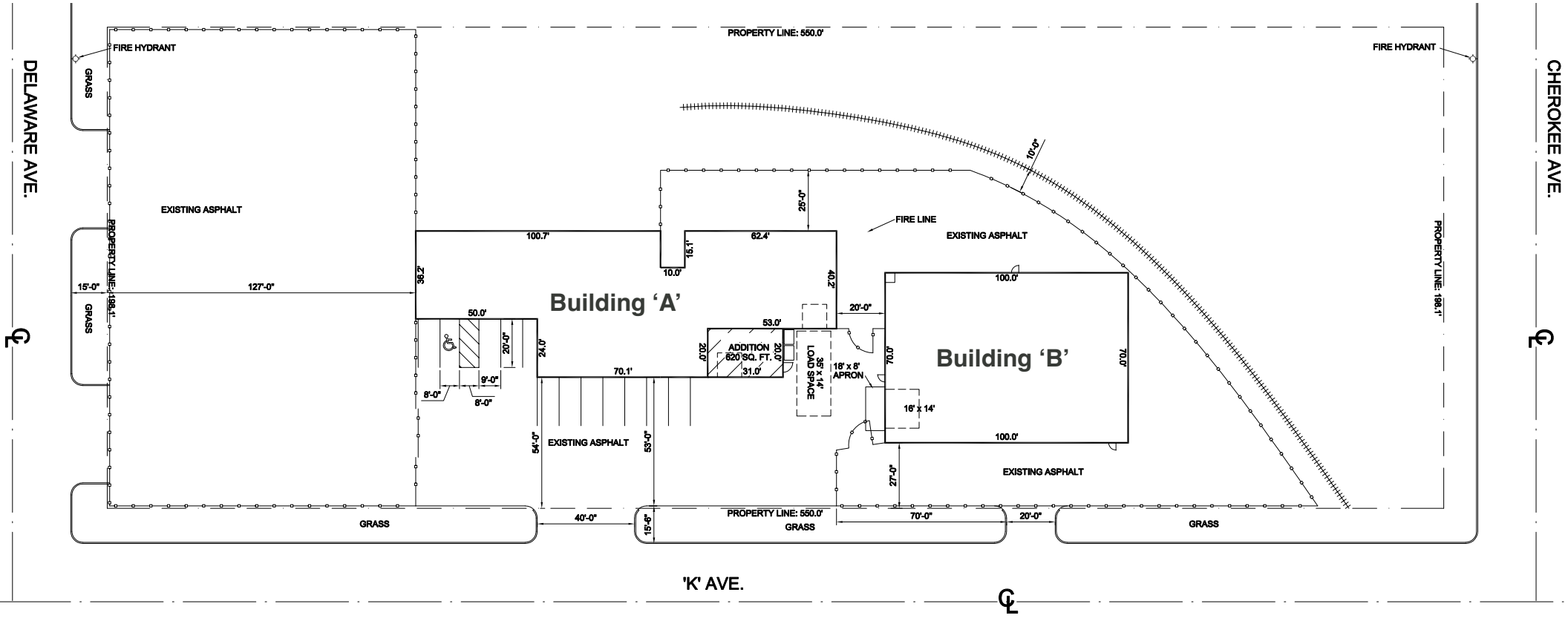
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BUILDING ‘B’ FLOOR PLAN

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SITE PLAN

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PARCEL MAP

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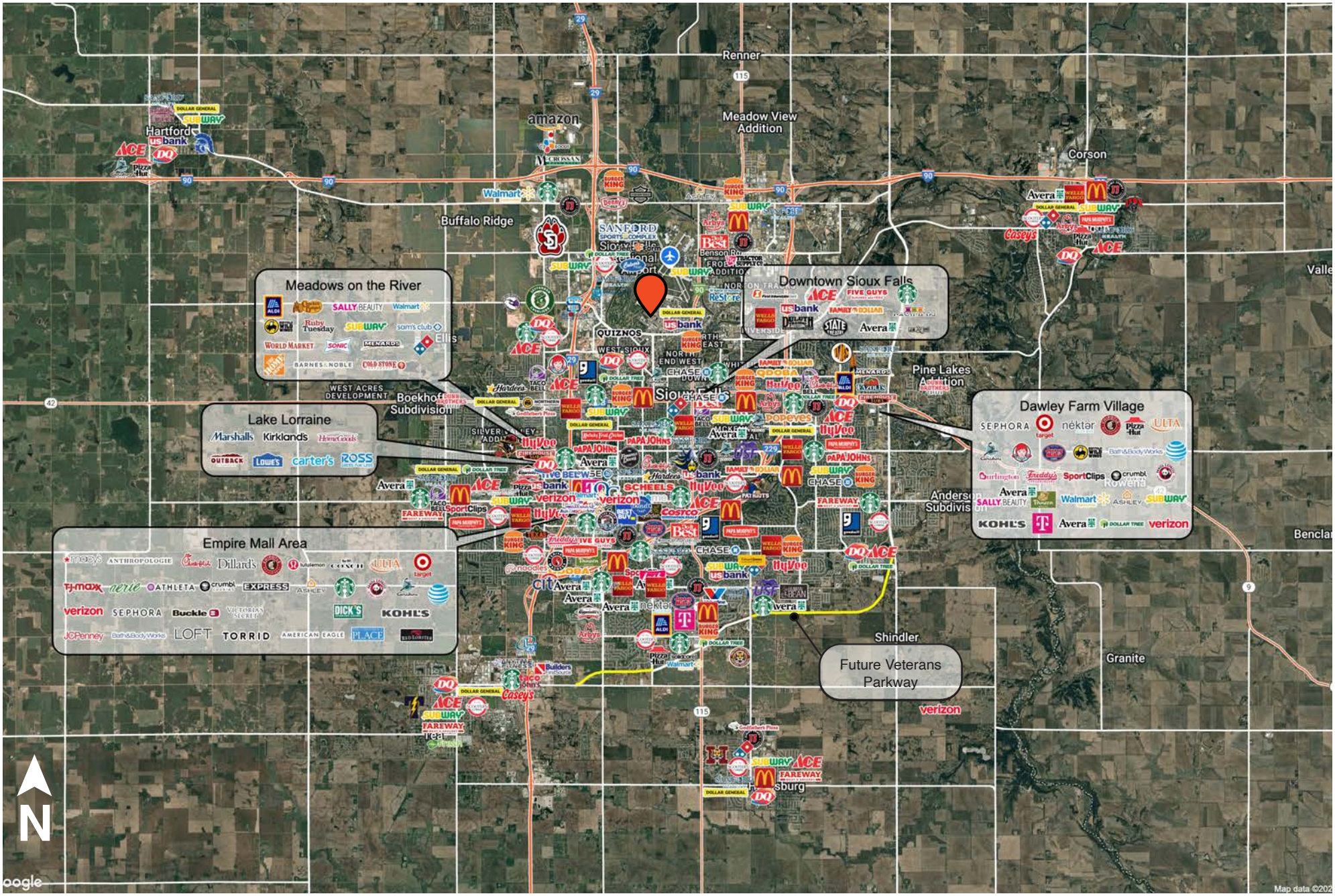
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AREA MAP

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Renner
Meadow View Addition
Corson
Buffalo Ridge
Meadows on the River
Downtown Sioux Falls
Pine Lakes Addition
Lake Lorraine
Boekhoff Subdivision
Dawley Farm Village
Empire Mall Area
Shindler
Future Veterans Parkway
Granite
N

CITY MAP

SIOUX FALLS DEMOGRAPHICS

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.

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	219,588*	314,596
2030	235,786	341,319

Source: The City of Sioux Falls

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)

4M

# of Visitors to Sioux Falls in 2024

1.8%

Sioux Falls MSA Unemployment Rate

(June 2025)



No Corporate Income Tax



Third City in Economic Strength

(Policom 2023)

TOP EMPLOYERS

SANFORD HEALTH

10,929

Avera

8,200

SIOUX FALLS SCHOOL DISTRICT

3,627

Smithfield

3,239

HyVee EMPLOYEE OWNED

2,390

amazon

1,600

ABOUT THE COMMUNITY



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CONTACT INFO

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