



CABALLO INDUSTRIAL BUILDING

FOR LEASE



1409 N. K Avenue,
Sioux Falls, SD 57104



Building A : 8,760 SF +/-
Building B: 7,000 SF +/-
Total: 15,760 SF +/-



\$6.95 / SF NNN
Estimated NNN: \$2.52 / SF

LOCATION

Located within the Airport Industrial Park in central Sioux Falls, just north of Russell Street. Nearby amenities include the Sioux Falls Regional Airport, Elmwood Golf Course, Crooked Pint Ale House, Casey's, Burger King, Great Shots, multiple hotels, and is a short drive to Downtown Sioux Falls' dining, entertainment, and business core.

DESCRIPTION

- Building 'A' offers a flex setting with 2 private offices, open work area, restrooms, and a shop area complete with floor drainage, utility sink, exhaust fans, forced air heat, and in-floor oil drain pits
 - 3 OH doors across the shops
 - Extra Reznor heaters in the shop area
 - 3-Phase Power
 - 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
 - New LED lighting
 - Fully sprinkled building with modern fire suppression system
 - Multiple entrances connecting to the fenced yard space
 - Sidewalls: 12'04" ; clear height: 16'11"
- Active on-site rail spur with connectivity to the BNSF Railway network
- Outdoor fenced yard space
- 4.04 total acres; a portion of the land is currently leased to a good-credit tenant through 2027 - contact Broker

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

BUILDING COSTS

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

Building	Size	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
'A'	8,760 SF +/-	\$6.95/SF NNN	\$2.52/SF	\$9.47/SF	\$82,957.20	\$6,913.10
'B'	7,000 SF +/-	\$6.95/SF NNN	\$2.52/SF	\$9.47/SF	\$66,290.00	\$5,524.17
'A-B'	15,760 SF +/-	\$6.95/SF NNN	\$2.52/SF	\$9.47/SF	\$149,247.20	\$12,437.27

2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$1.31*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.75*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$0.46*
Total	-	\$2.52

Subject to change and will be further defined in the lease.

UTILITY INFORMATION

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

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INTERIOR PHOTOS



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MEASUREMENTS



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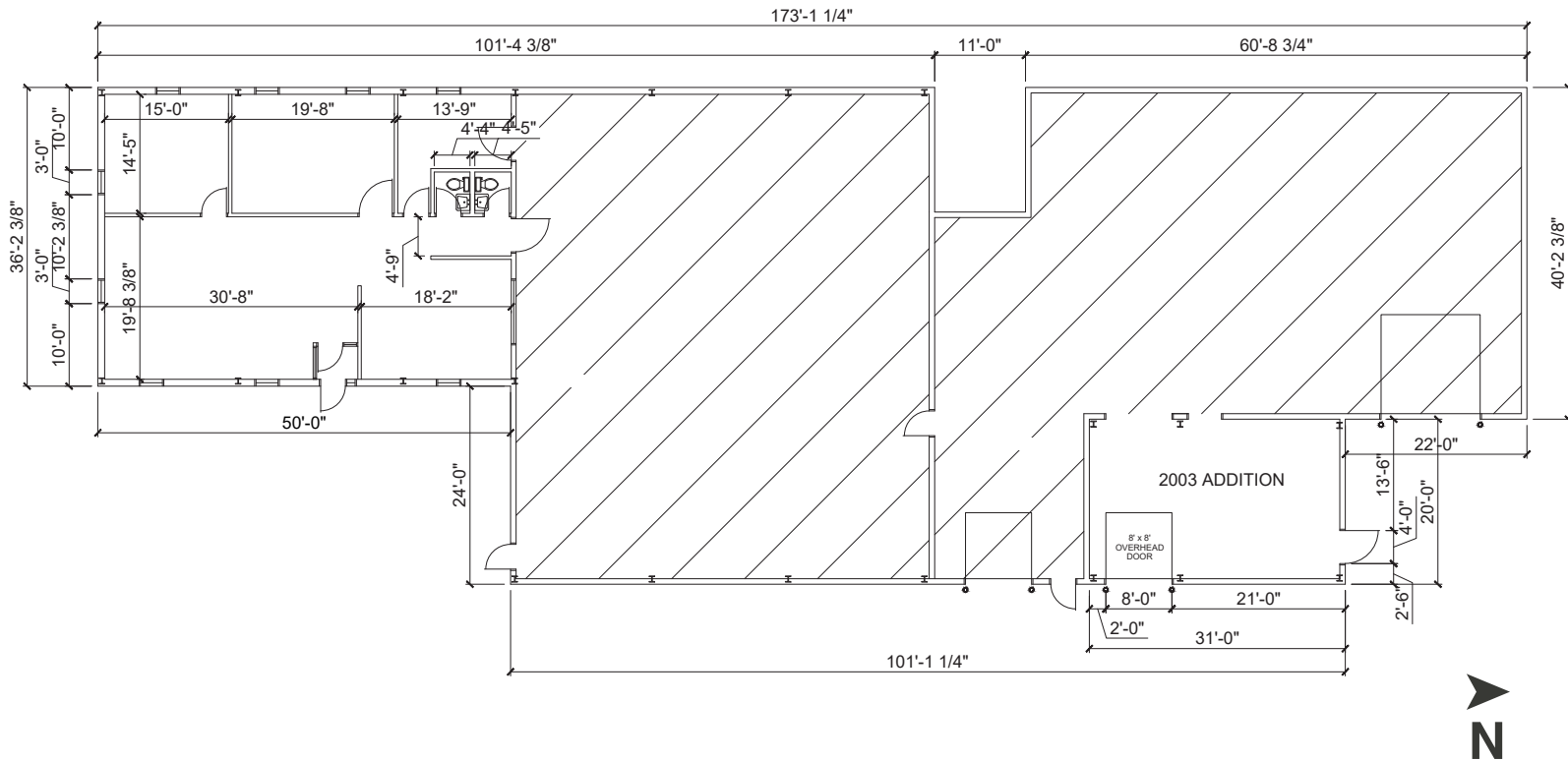
EXTERIOR PHOTOS



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BUILDING 'A' FLOOR PLAN

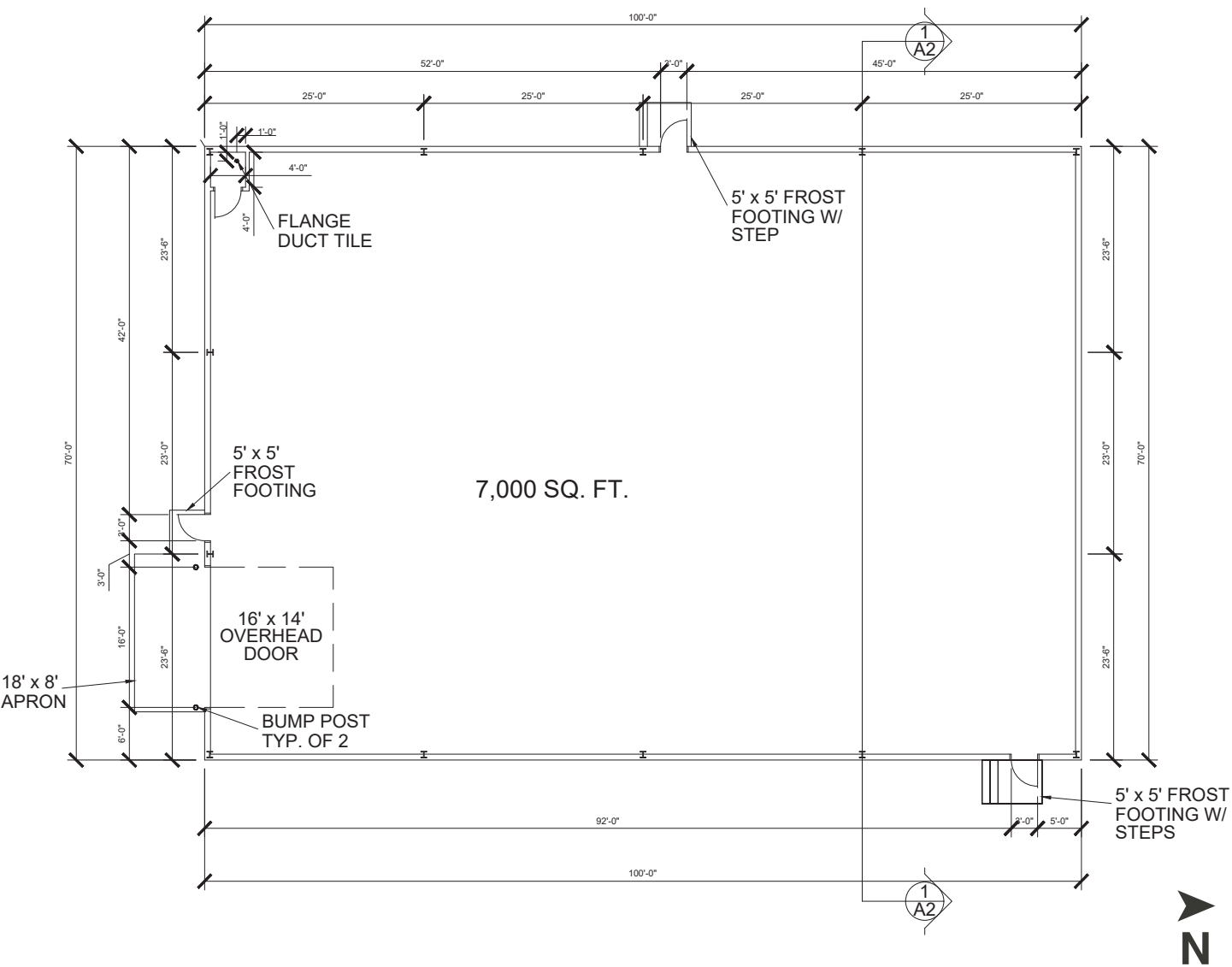
Concept only; subject to change



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BUILDING 'B' FLOOR PLAN

Concept only; subject to change

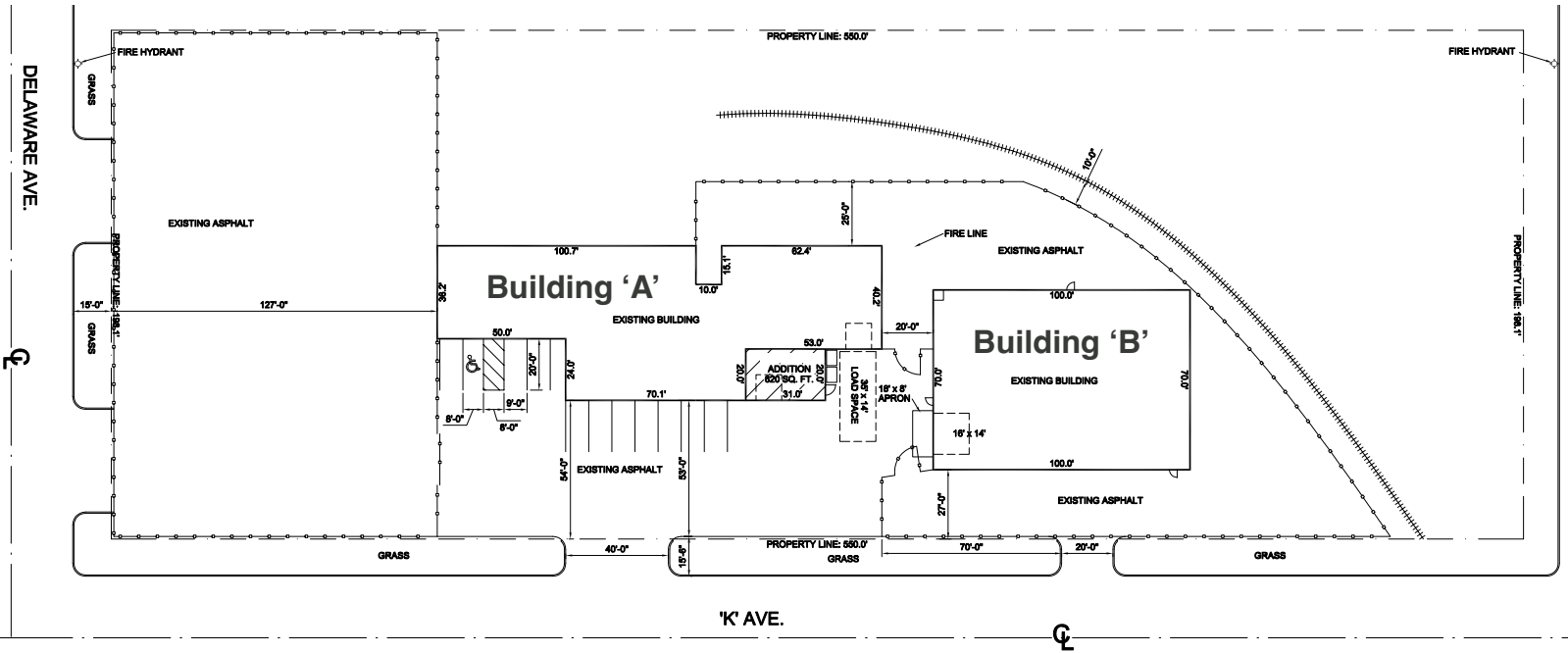


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SITE PLAN

Concept only; subject to change



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SITE MAP

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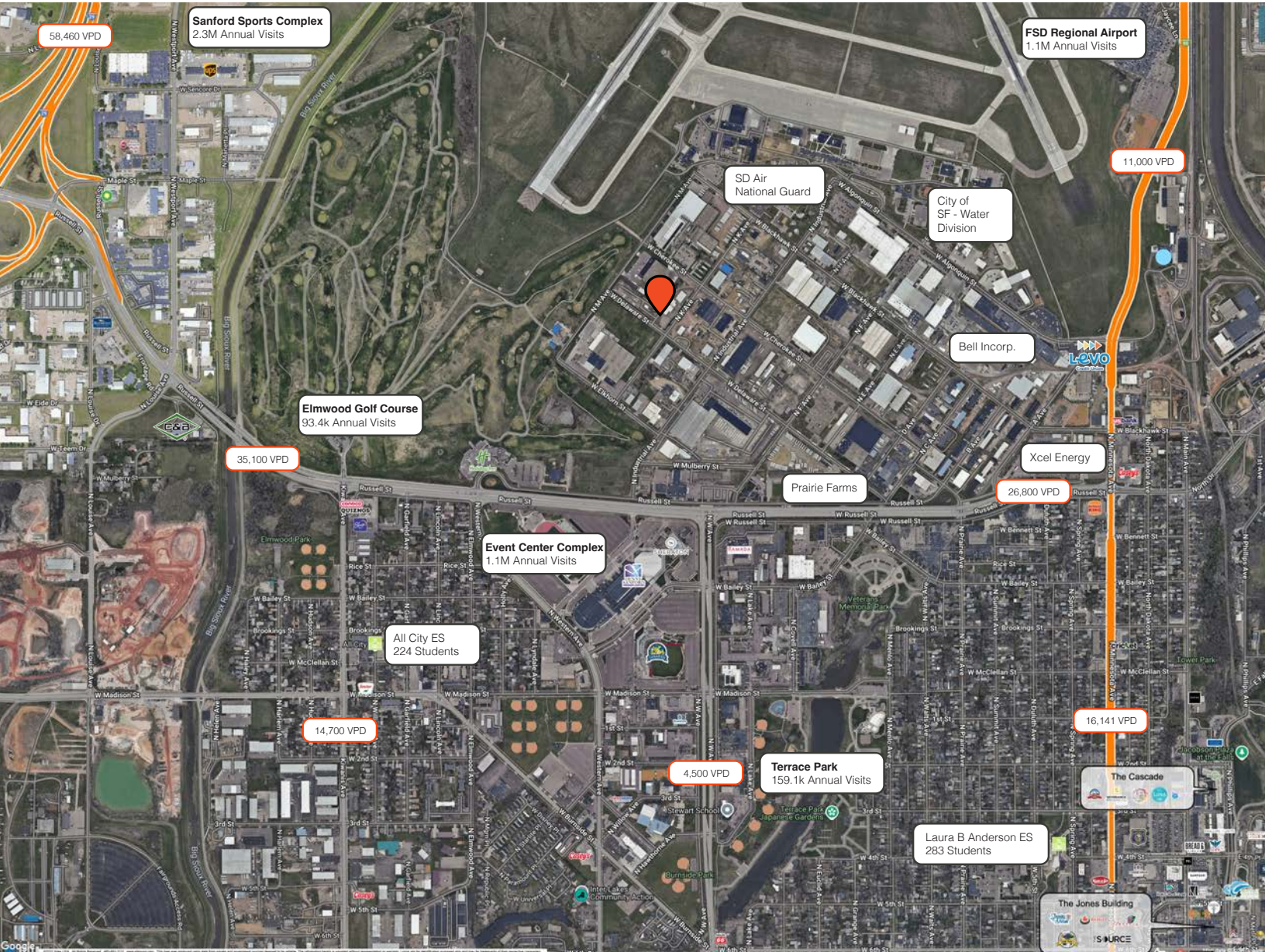
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AREA MAP



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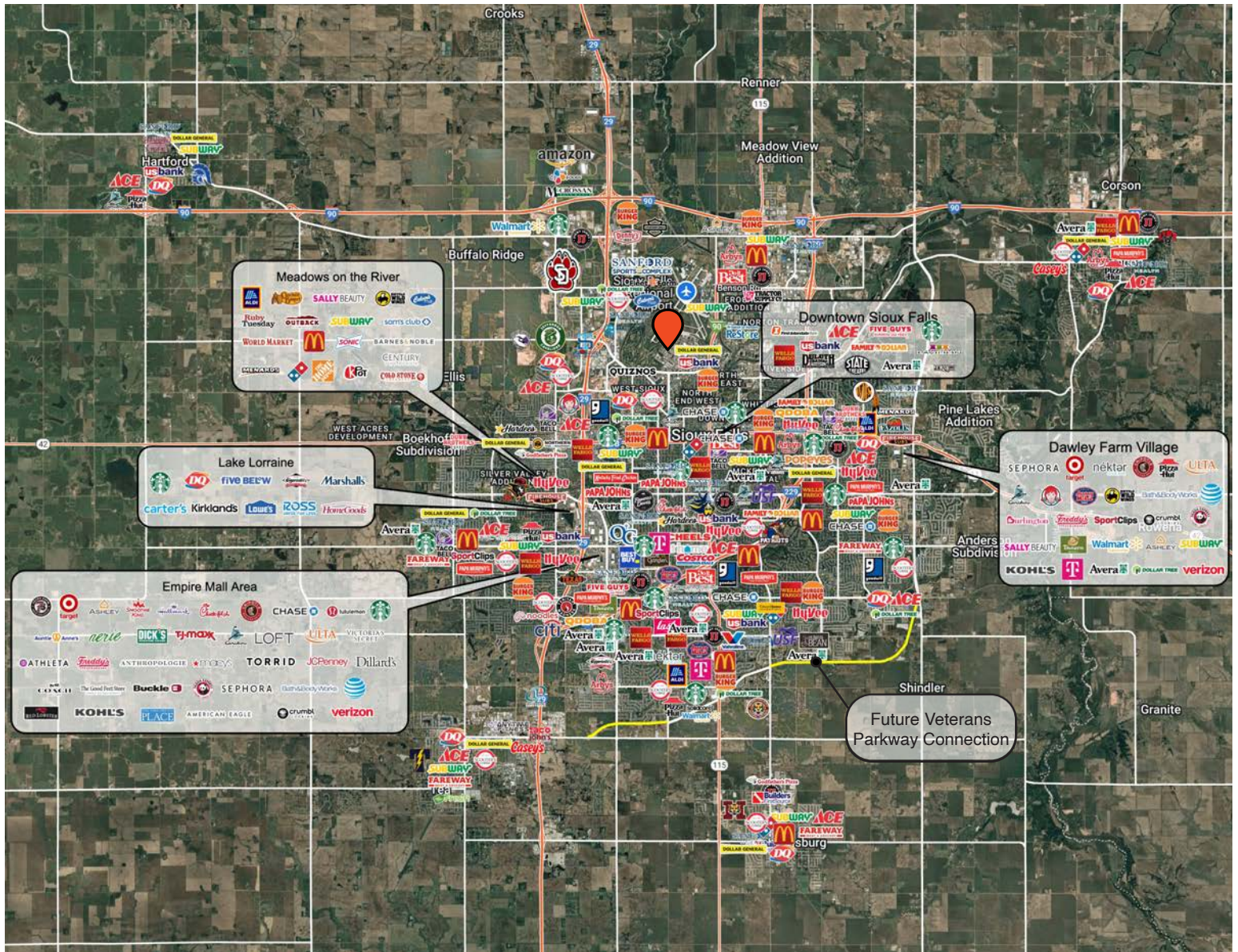
Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

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CITY MAP



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SIoux FALLS DEMOGRAPHICS


POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	219,588*	314,596
2030	235,786	341,444

*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)

4M


of Visitors to Sioux Falls in 2024

1.8%

Sioux Falls MSA Unemployment Rate
(June 2025)



No Corporate Income Tax



#7 Best Run Cities in America
(WalletHub 2025)

TOP EMPLOYERS



10,929



8,200



3,627



3,239



2,390



1,600