

FOR SUBLEASE  
**COMMERCIAL ZONED TEA EXIT  
INDUSTRIAL BUILDING**

47054 104th Street | Sioux Falls, SD 57108



**KRISTEN ZUEGER** SIOR

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## PROPERTY OVERVIEW

Strategically located near Tea with exceptional I-29 visibility, this newly remodeled 12,840 SF warehouse presents a rare sublease opportunity in one of the fastest-growing commercial corridors in the Sioux Falls metropolitan area. Positioned just minutes from Sioux Falls, Tea, and major transportation routes, the property offers outstanding connectivity via I-29, the future 85th Street interchange, and the future Veterans Parkway extension.

The move-in-ready facility features a functional three-section layout designed to accommodate a variety of operational needs. Interior roll-up doors provide seamless movement between spaces while maintaining separation between warehouse and showroom areas. Recent improvements include energy-efficient LED lighting throughout, a fully remodeled office/mezzanine area with new flooring, drywall, and paint.

Additional highlights include a fully insulated building, concrete floors, multiple access points, 14-foot clear heights, 200-amp electrical service, and more than 50 on-site parking stalls. This versatile property is ideally suited for warehouse, distribution, service, showroom, or light industrial users seeking a highly visible location with excellent regional access in the rapidly expanding Sioux Falls and Tea growth corridor.

**KRISTEN ZUEGER, SIOR**

**Broker Associate**

605.376.1903 | 150 E. 4th Place, Ste. 600, Sioux Falls, SD 57104

## QUICK FACTS

- **Address:**  
47054 104th Street, Sioux Falls, SD 57108
- **Sublease Rate:**  
\$8.75 / SF NNN
- **Estimated NNN:**  
\$1.97 / SF
- **Sublease Terms:**  
Through July 31, 2029
- **Tenant Improvement Allowance:**  
Negotiable
- **Total Available Space (GBA/RSF):**  
12,840 SF +/-
- **Office/Mezzanine Size:**  
840 SF +/-
- **Site Size:**  
1.38 Acres +/- (60,113 SF +/-)
- **Zoning:**  
C - Commercial
- **Parking:**  
50+ surface parking stalls
- **Year Built/Updates:**  
2010 / 2025
- **Availability:**  
Now

## SUMMARY

INDUSTRIAL BUILDING FOR SUBLEASE | SIOUX FALLS, SD

## KEY PROPERTY NOTES

- Functional, flexible layout:
  - 6,000 SF open storage/warehouse area featuring a 12'x14' OH door
  - 3,000 SF open warehouse/work area
  - 3,000 SF showroom area with two restrooms & water fountains
  - 840 SF office/mezzanine space including:
    - Two main-level offices and a mechanical room
    - Two upper-level offices
    - Break area with kitchenette
    - Restroom with shower

## RECENT IMPROVEMENTS AND BUILDING FEATURES

- Completely remodeled office/mezzanine with new flooring, drywall, and paint
- New steel wall partition added in 2024
- Interior roll-up doors provide operational separation for enhanced functionality
- Concrete floors, west-facing windows, and multiple entrances
- New LED lighting throughout the facility
- Fully-insulated environment, designed for energy efficiency, inventory protection, and employee comfort

## BUILDING SPECIFICATIONS

- **Warehouse HVAC:** 4 Forced-Air, ground HVAC units
- **Office HVAC:** 1 AC/Furnace Unit
- **Clear Height:** 14'
- **Sidewall Height:** 17'
- **Electrical Service:** 200 AMP



## SUMMARY

| SF<br>(Rentable) | Base Rent     | 2026<br>NNN Est. | Total (Base +<br>NNN) Est. | Yearly Total<br>Est. | Monthly<br>Total Est. | TIA        |
|------------------|---------------|------------------|----------------------------|----------------------|-----------------------|------------|
| 12,840 SF +/-    | \$8.95/SF NNN | \$1.97/SF        | \$10.92/SF                 | \$140,213.00         | \$11,684.00           | Negotiable |

## 2026 ESTIMATED NNN INFORMATION

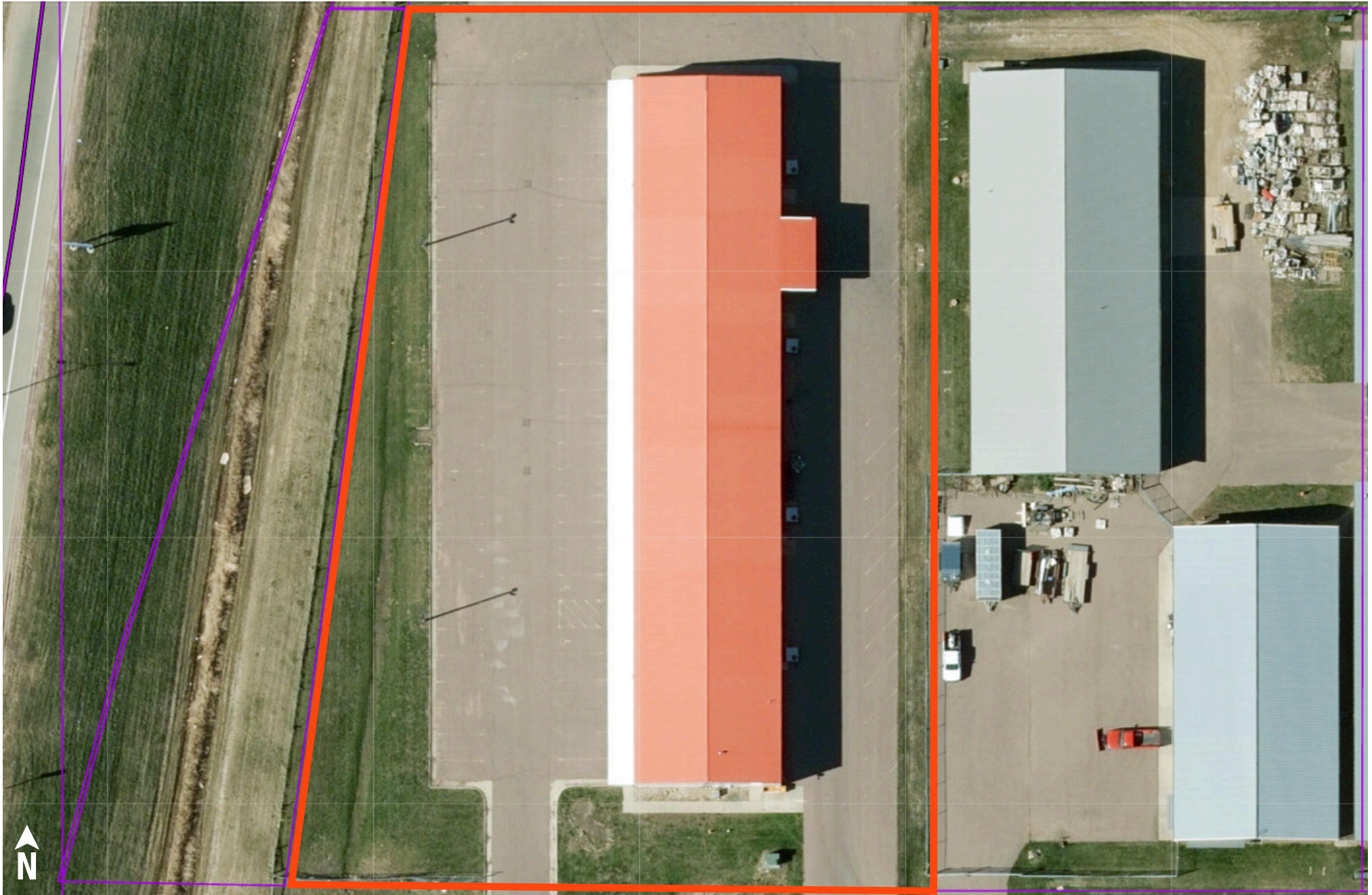
| NNN                     | Paid By:                         | Cost (\$/SF)  |
|-------------------------|----------------------------------|---------------|
| Real Estate Taxes       | Paid by LL, Reimbursed by Tenant | \$1.08*       |
| Property Insurance      | Paid by LL, Reimbursed by Tenant | \$0.40*       |
| Common Area Maintenance | Paid by LL, Reimbursed by Tenant | \$0.49*       |
| <b>Total</b>            | -                                | <b>\$1.97</b> |

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

## UTILITY INFORMATION

| Utility                       | Paid By                              | Part of CAM | Separately Metered |
|-------------------------------|--------------------------------------|-------------|--------------------|
| In- Suite Gas                 | Paid by Tenant directly to Provider  | No          | Yes                |
| In-Suite Electricity          | Paid by Tenant directly to Provider  | No          | Yes                |
| In-Suite Water & Sewer        | Paid by Tenant directly to Provider  | No          | Yes                |
| In-Suite Trash                | PPaid by Tenant directly to Provider | No          | Yes                |
| In-Suite Phone/Cable/Internet | Paid by Tenant directly to Provider  | No          | N/A                |













**17' Side Wall**

**14'9" Floor to  
Fire Suppression**

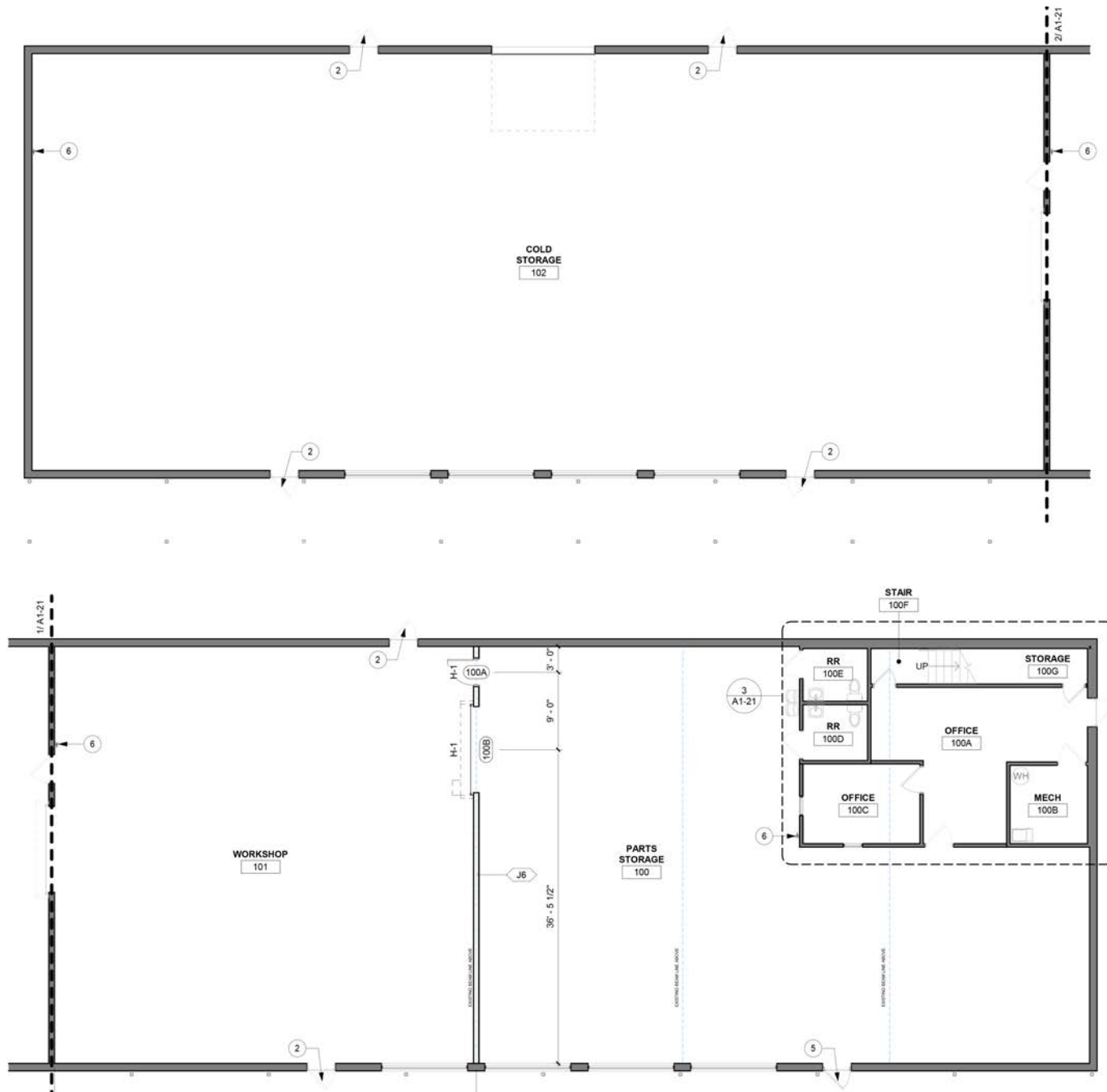
**14' Floor to Duct**

*Information deemed reliable but not guaranteed.*









# FLOOR PLAN

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\*distance from subject site













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# CONTACT INFO

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