



**2409 E. 10th Street**  
Sioux Falls, SD 57103

Lease Rate	<b>\$11.40/SF NNN</b>
NNN Expenses	<b>\$3.25/SF</b>
Building Size	<b>7,150 SF</b>

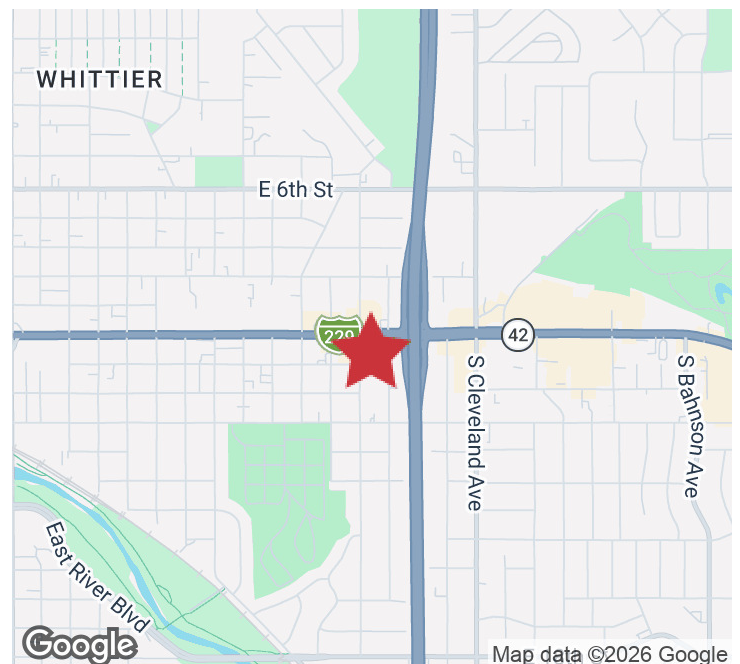
### PROPERTY HIGHLIGHTS

- Flexible Retail & Warehouse Space For Lease
- 3-Phase Power (400 Amp Service)
- Fully Sprinklered
- 12' Overhead Door
- 18' Clear Ceiling Height
- Private Office, Breakroom & Restrooms
- Rear Loading Access
- Available November 1, 2026

### LOCATION DESCRIPTION

Strategically located at the corner of E. 10th Street and N. Cleveland Avenue, this property benefits from a highly accessible east Sioux Falls location just west of Interstate 229.

10th Street & Cleveland Avenue Traffic Count: 21,000 VPD



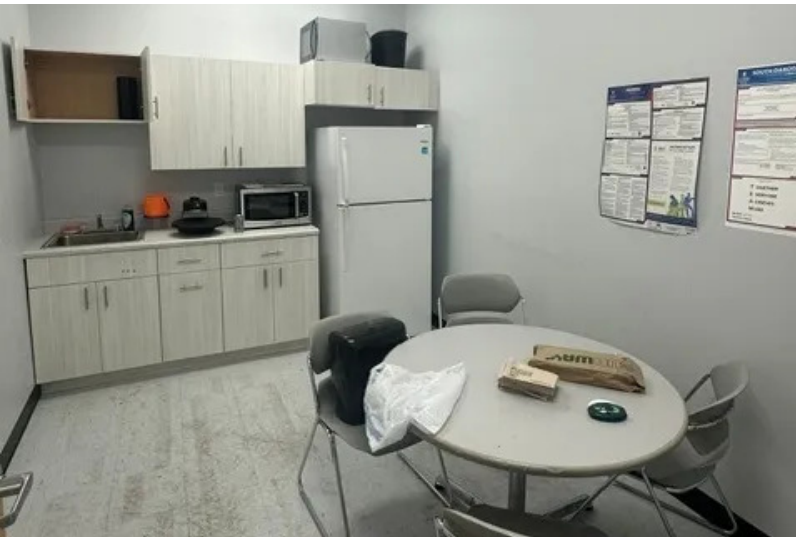
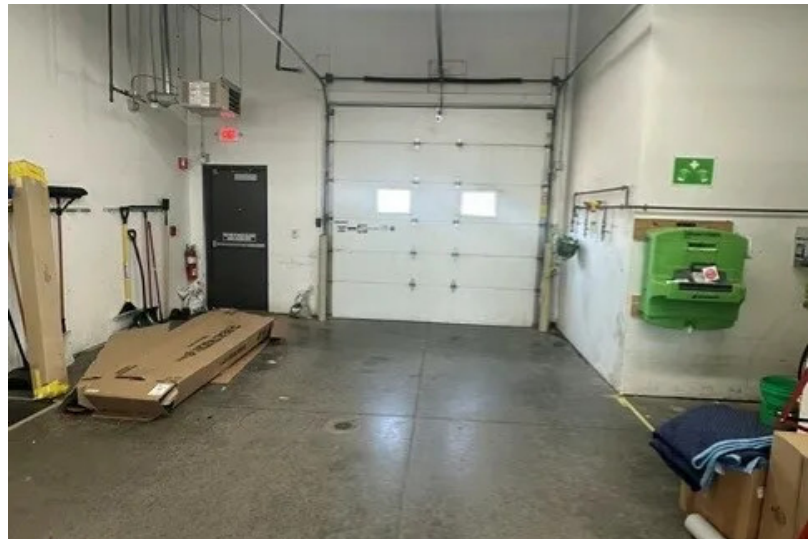
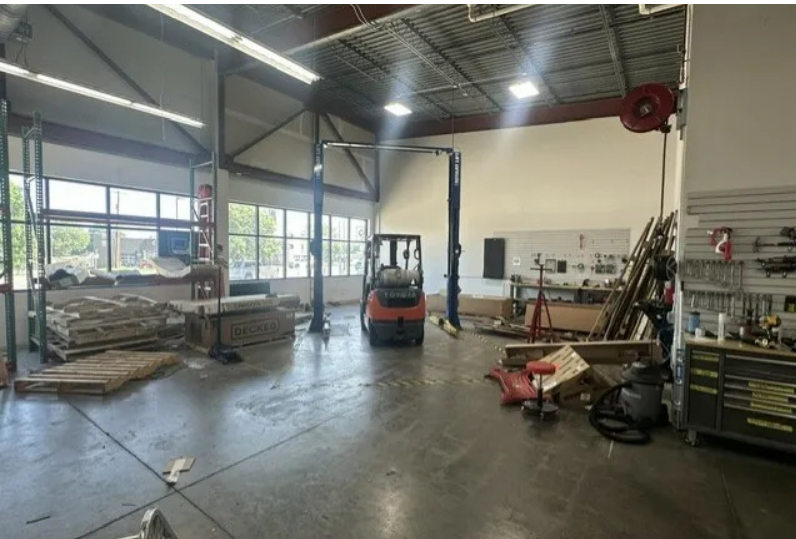
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# PHOTOS

2409 E. 10TH STREET  
Sioux Falls, SD 57103

FOR LEASE  
Retail Property



# ADDITIONAL PHOTOS

2409 E. 10TH STREET  
Sioux Falls, SD 57103

FOR LEASE

Retail Property

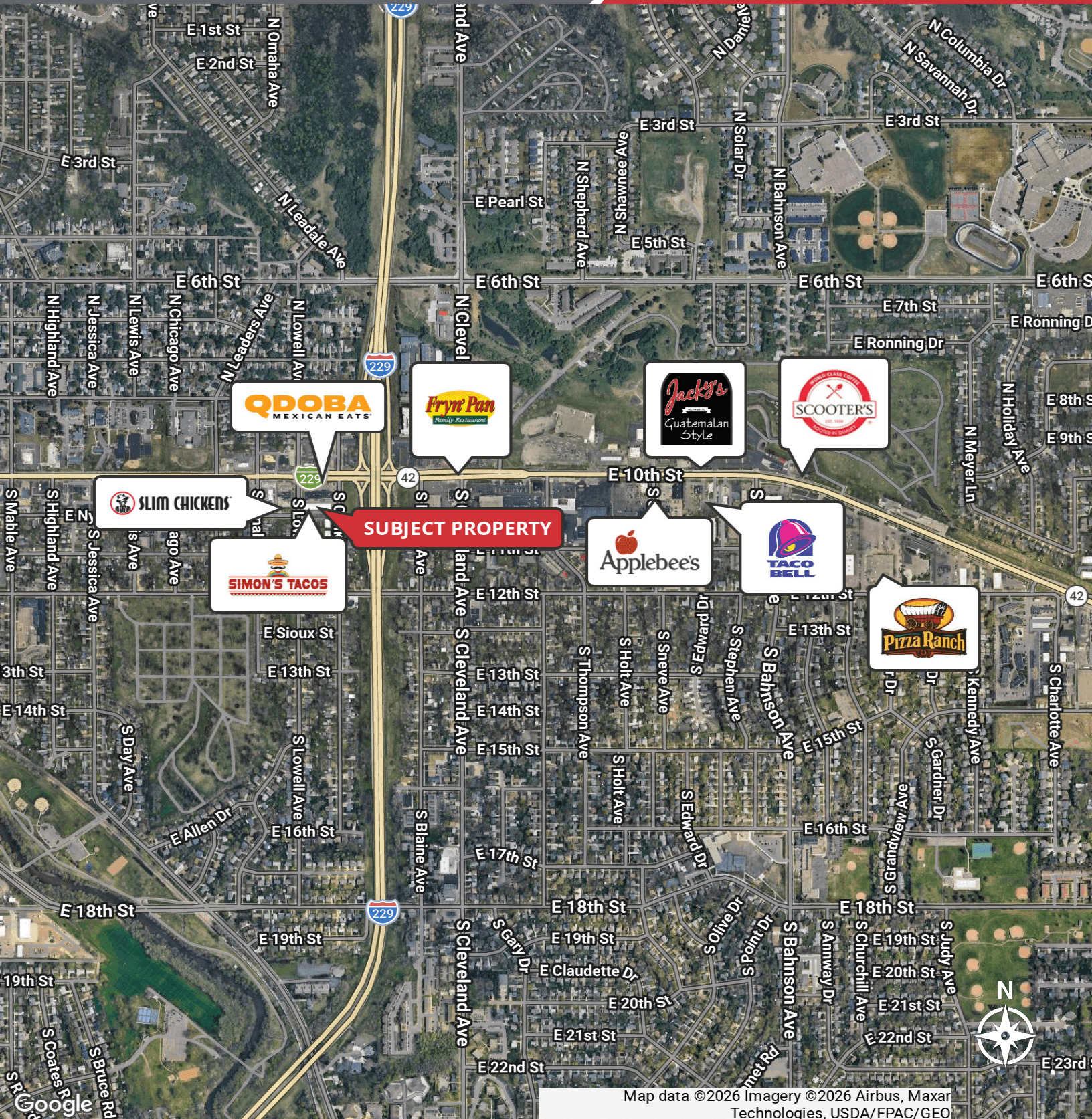


# LOCATION MAP

2409 E. 10TH STREET  
Sioux Falls, SD 57103

# FOR LEASE

Retail Property



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