

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

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KEY PROPERTY NOTES

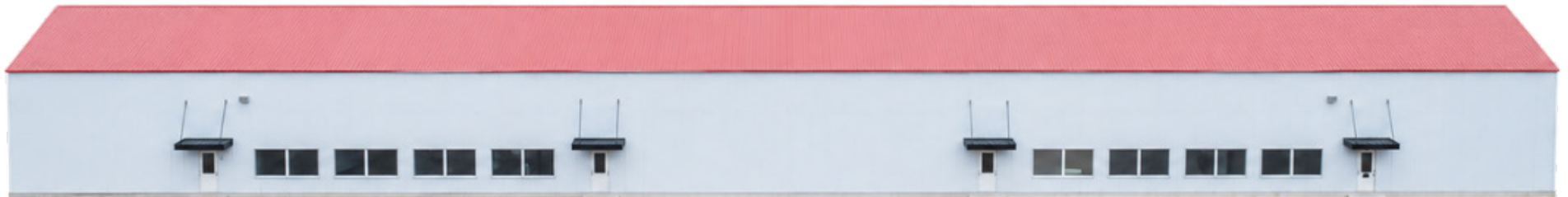
- Functional, flexible layout:
 - 6,000 SF open storage/warehouse area featuring a 12'x14' OH door
 - 3,000 SF open warehouse/work area
 - 3,000 SF showroom area with two restrooms & water fountains
 - 840 SF office/mezzanine space including:
 - Two main-level offices and a mechanical room
 - Two upper-level 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 (Rentable)	Base Rent	2026 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA
12,840 SF +/-	\$8.95/SF NNN	\$1.97/SF	\$10.92/SF	\$140,213.00	\$11,684.00	Negotiable

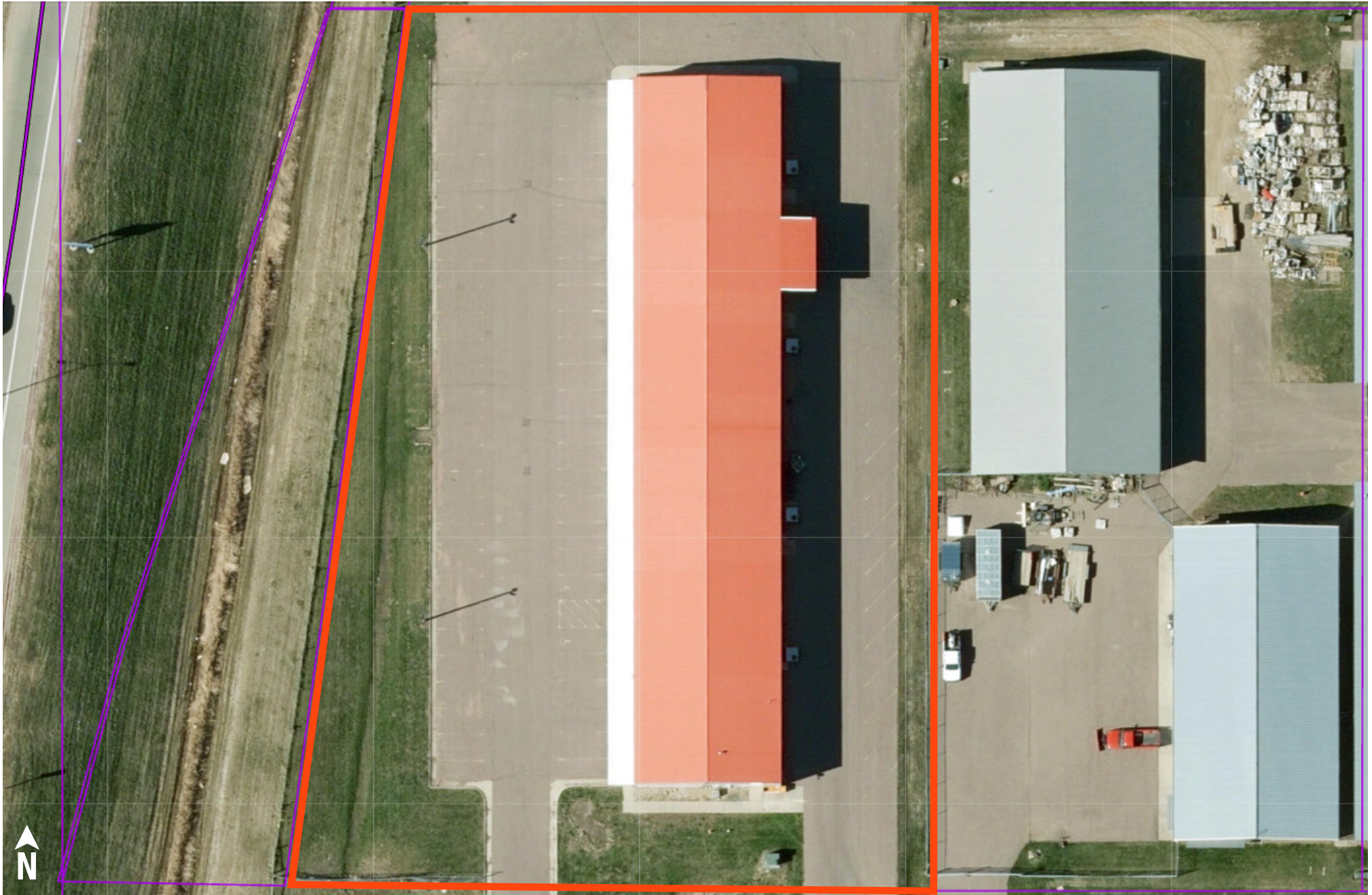
2026 ESTIMATED NNN INFORMATION

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*
Total	-	\$1.97

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







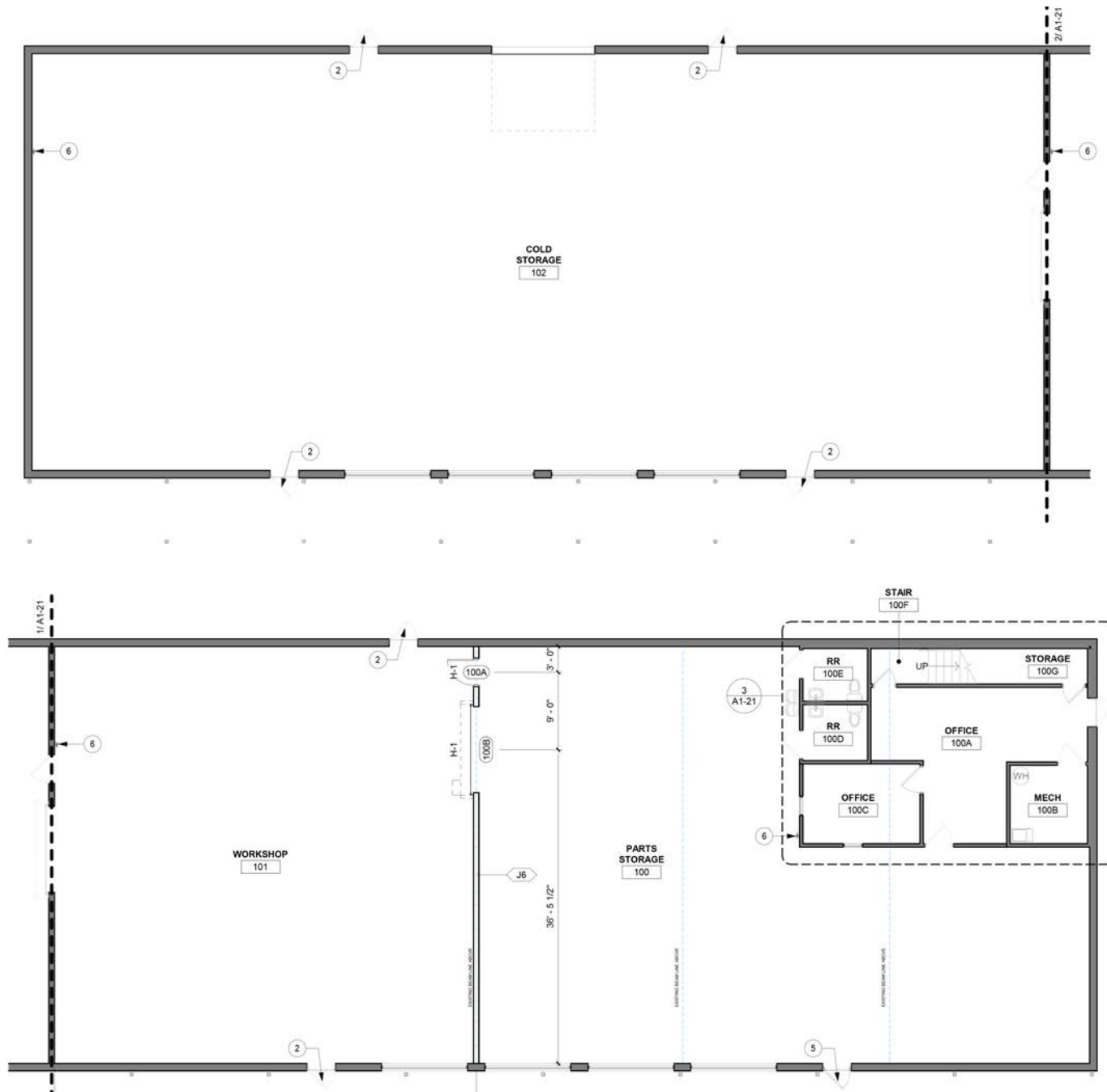
17' Side Wall

**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

47054 104th Street offers a strategic location for industrial and logistics users within the growing corridor between Sioux Falls and Tea. Positioned near Interstate 29 and just minutes from both communities, the property provides convenient access to major transportation routes, regional labor pools, and the broader Sioux Falls metro market.

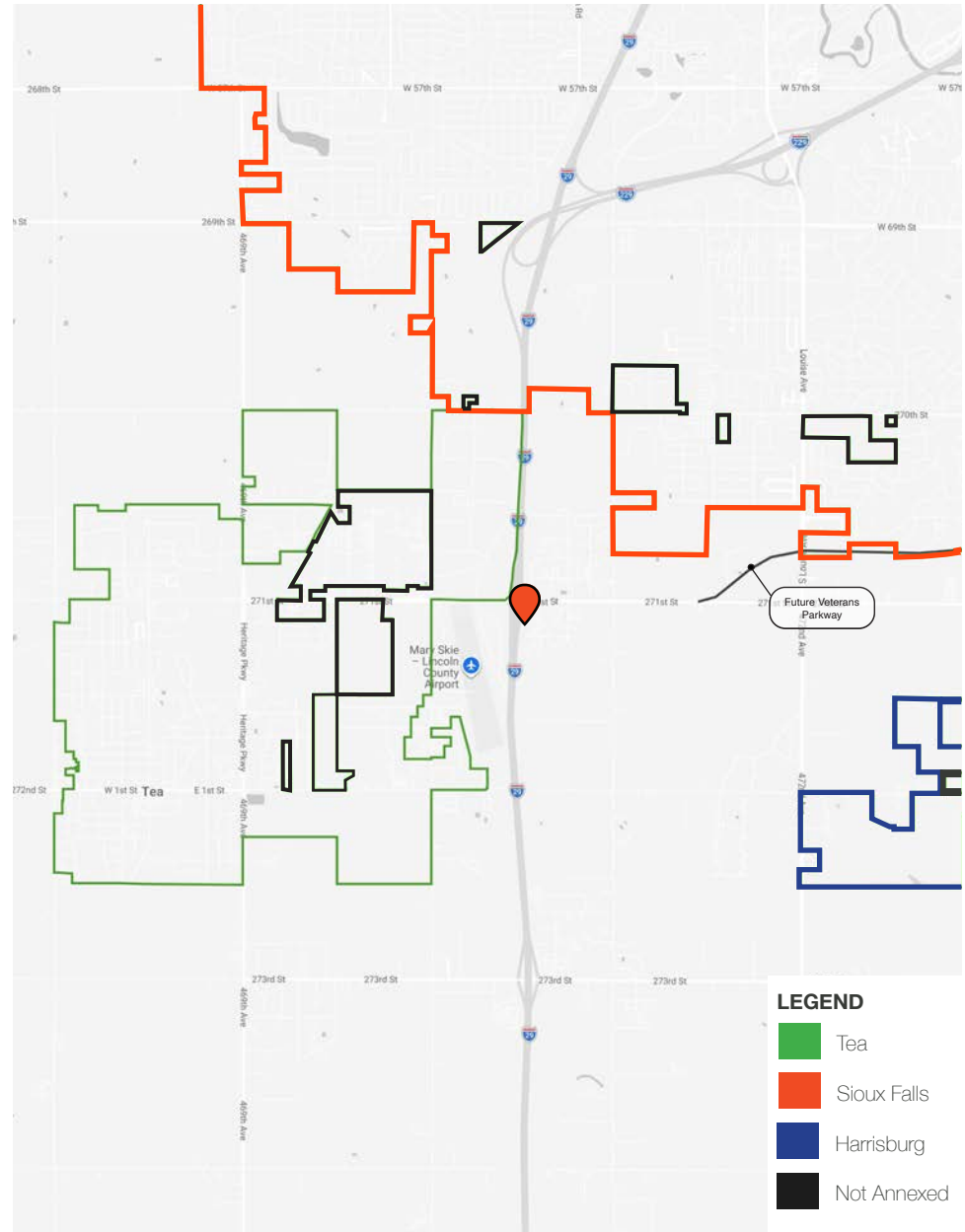
The property benefits from a Sioux Falls mailing address while being located near the Tea city limits, giving users strong regional visibility and access without being positioned in the core of either community. This placement makes it an appealing option for warehouse, service, distribution, and light industrial operations seeking connectivity, flexibility, and proximity to one of the region's fastest-growing areas.

With continued commercial and industrial growth occurring along the southwest side of the Sioux Falls metro, the location combines practical access, expanding market activity, and a business-friendly South Dakota environment for users looking to serve customers across the greater Sioux Falls region and beyond.

	1-mile	3-mile	5-mile
Year	2025		
Population	55	29,207	83,618
Daytime Population	1,649	24,241	83,453
Median Household Income	\$125,000	\$105,159	\$90,867

MAJOR EMPLOYERS

within 1-mile of the site



ABOUT THE COMMUNITY

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CONTACT INFO

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