



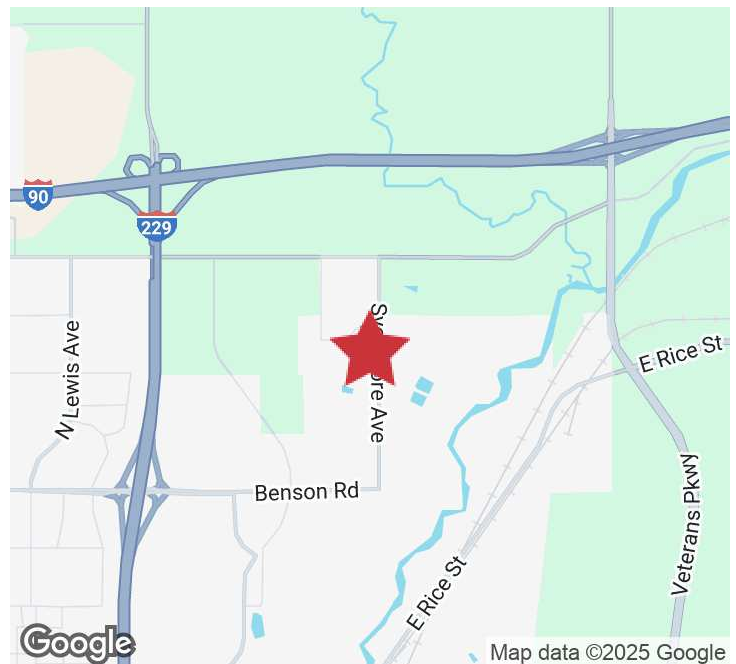
4401 E. Producer Lane

Sioux Falls, SD 57104

PROPERTY HIGHLIGHTS

- Available August 1, 2025
- Eleven 8'x9' generic loading docks
- Three 8'x9' straight truck loading docks
- Two 14'x16' drive-in doors
- Two 12'x16' back-in doors
- Seven 18'x16' back-in doors
- Ample warehouse space
- Trench drainage throughout
- Ceiling height: 20' - 28'
- 480V 3-phase power
- Heated
- Sprinklered
- 3,490 SF of office space
- Fenced with security gate and cameras
- Large, paved lot, ideally set up for truck parking and traffic
- Year Built: 2010 | Addition: 2014

Lease Rate	\$8.50/SF NNN
Building Size	61,860 SF
Lot Size	6.69 AC (291,478 SF)
Zoning	I-1



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PARCEL

4401 E. PRODUCER LANE
Sioux Falls, SD 57104

FOR LEASE

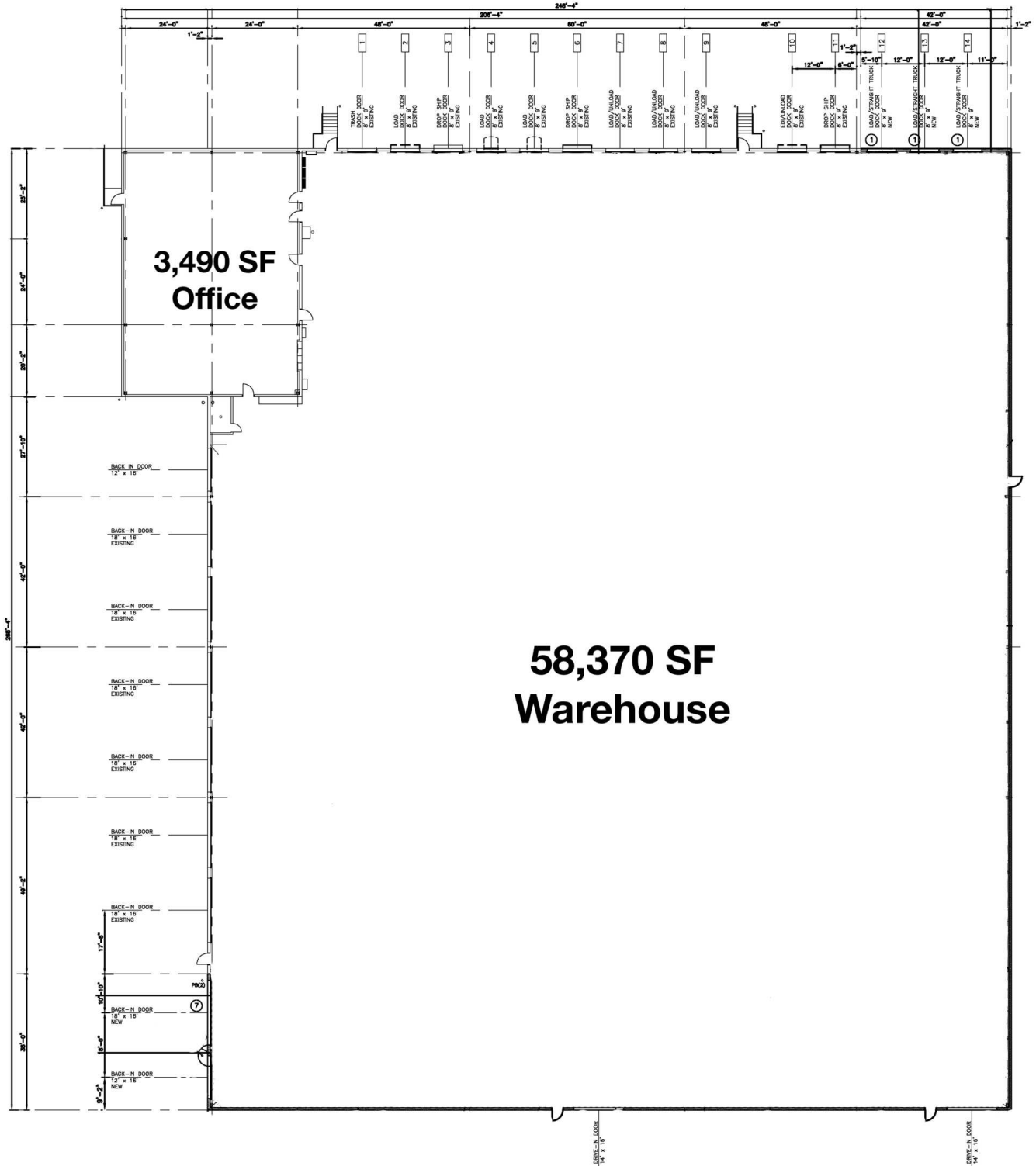
Industrial Property



FLOOR PLAN

4401 E. PRODUCER LANE
Sioux Falls, SD 57104

FOR LEASE
Industrial Property

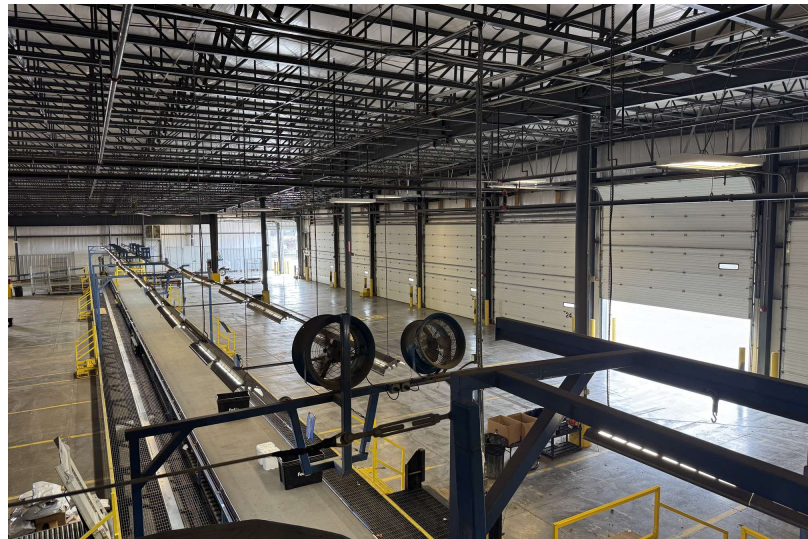
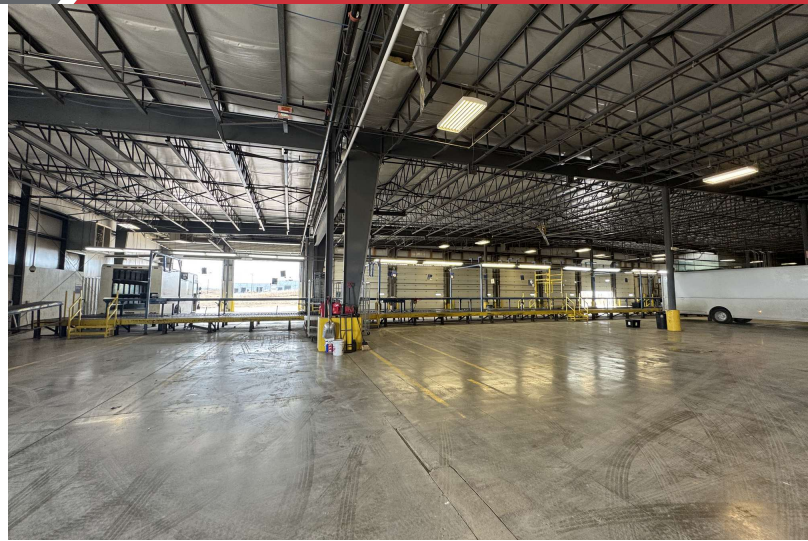


1 FLOOR PLAN
(A1.1) SCALE: 1/16"=1'-0"

PHOTOS

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FOR LEASE
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PHOTOS

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AERIAL

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FOR LEASE
Industrial Property



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