



1400 E BENSON RD

INDUSTRIAL WAREHOUSE FOR SUBLEASE



1400 E Benson Rd,
Sioux Falls, SD 57104



Building: 33,604 SF +/-
Lot: 4.5 Acres



\$7.25 / SF NNN
Estimated NNN: \$1.15 / SF

LOCATION

This property sits near the intersection of N Cliff Ave and Benson Rd in Sioux Falls, South Dakota, less than 2 miles south of I-90 and 1.5 miles west of I-229. North Sioux Falls is a highly industrial area with a blend of commercial, residential, and recreational spaces.

DESCRIPTION

- 32,500 SF of Flex Space which includes 3 bathrooms in shop area, break area with kitchenette, 7 overhead doors that vary from 16' - 20', (7) exterior doors
- Flex Space includes security, fire suppression system, 10 Reznor heating sources, and 20' center ceiling clearance in main area
- 1,104 SF of Office Space which includes a reception area, data/storage closet, 2 large offices, 1 bathroom, security, and HVAC systems
- Over 3.5 acres of outlot with secure fencing surrounding property with 2 rolling gates
- Zoning: Industrial - Light Manufacturing
- Built in 1994
- Direct access off E Benson Rd
- Sublease available through November 6th, 2027 with option for new prime lease

WAYNE HUBER

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BUILDING COSTS

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

Size	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
33,604 SF	\$7.25/SF NNN	\$1.15/SF	\$8.40/SF	\$282,273.60	\$23,522.80

2024 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$0.89
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.18
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$0.08
Total	-	\$1.15

UTILITY INFORMATION

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

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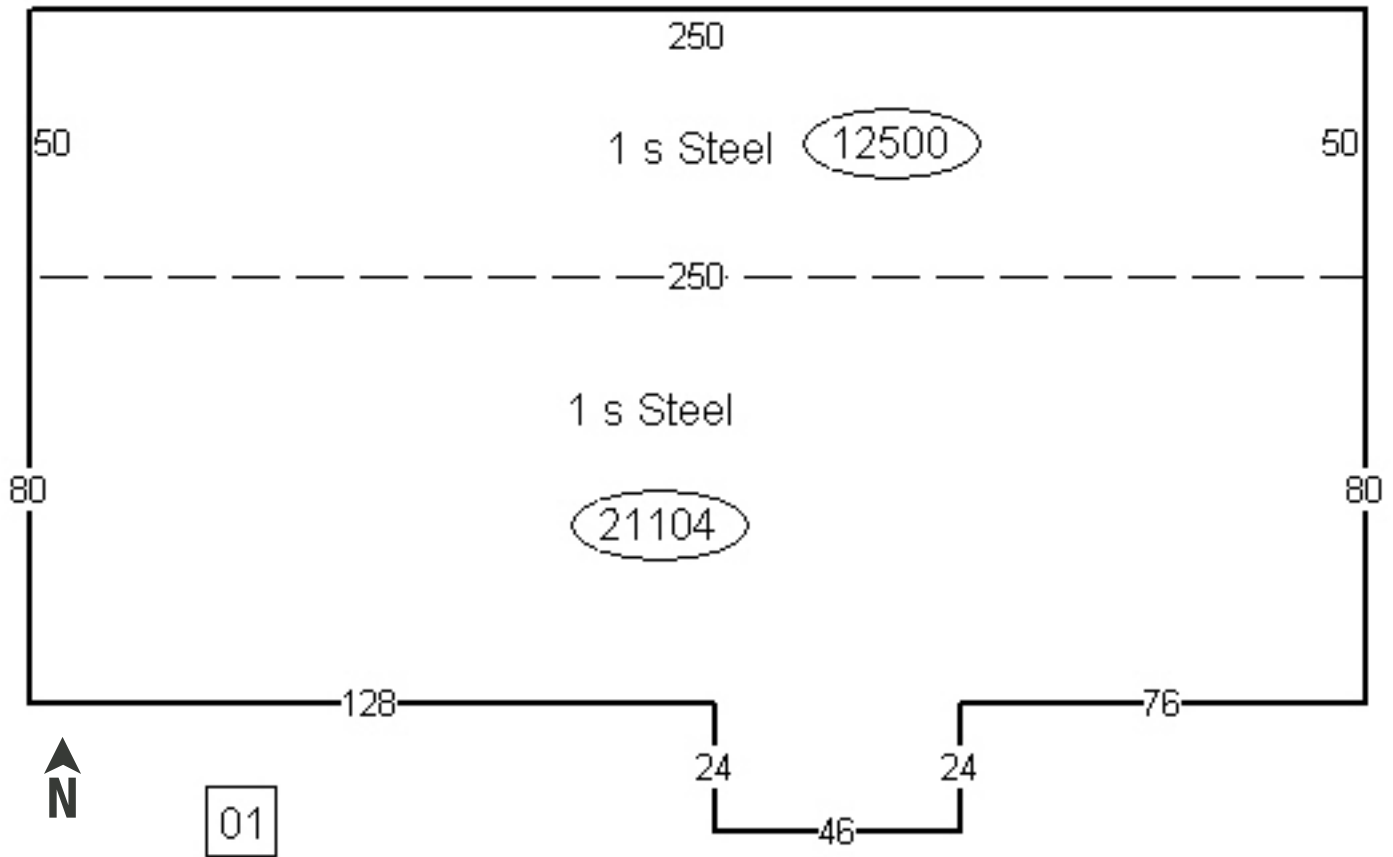
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FLOOR PLAN

Concept only; subject to change



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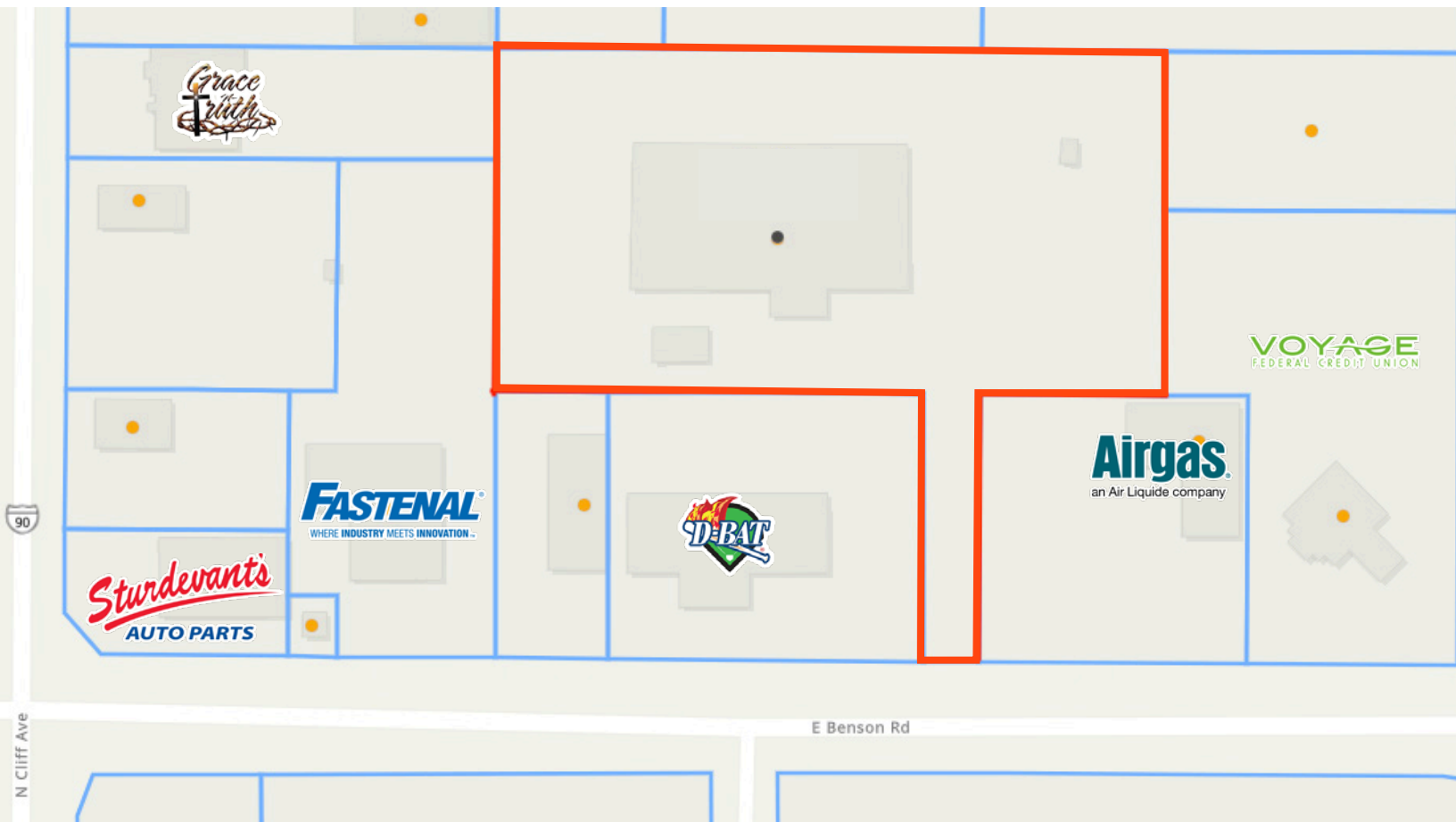
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SITE PLAN

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INTERIOR PHOTOS



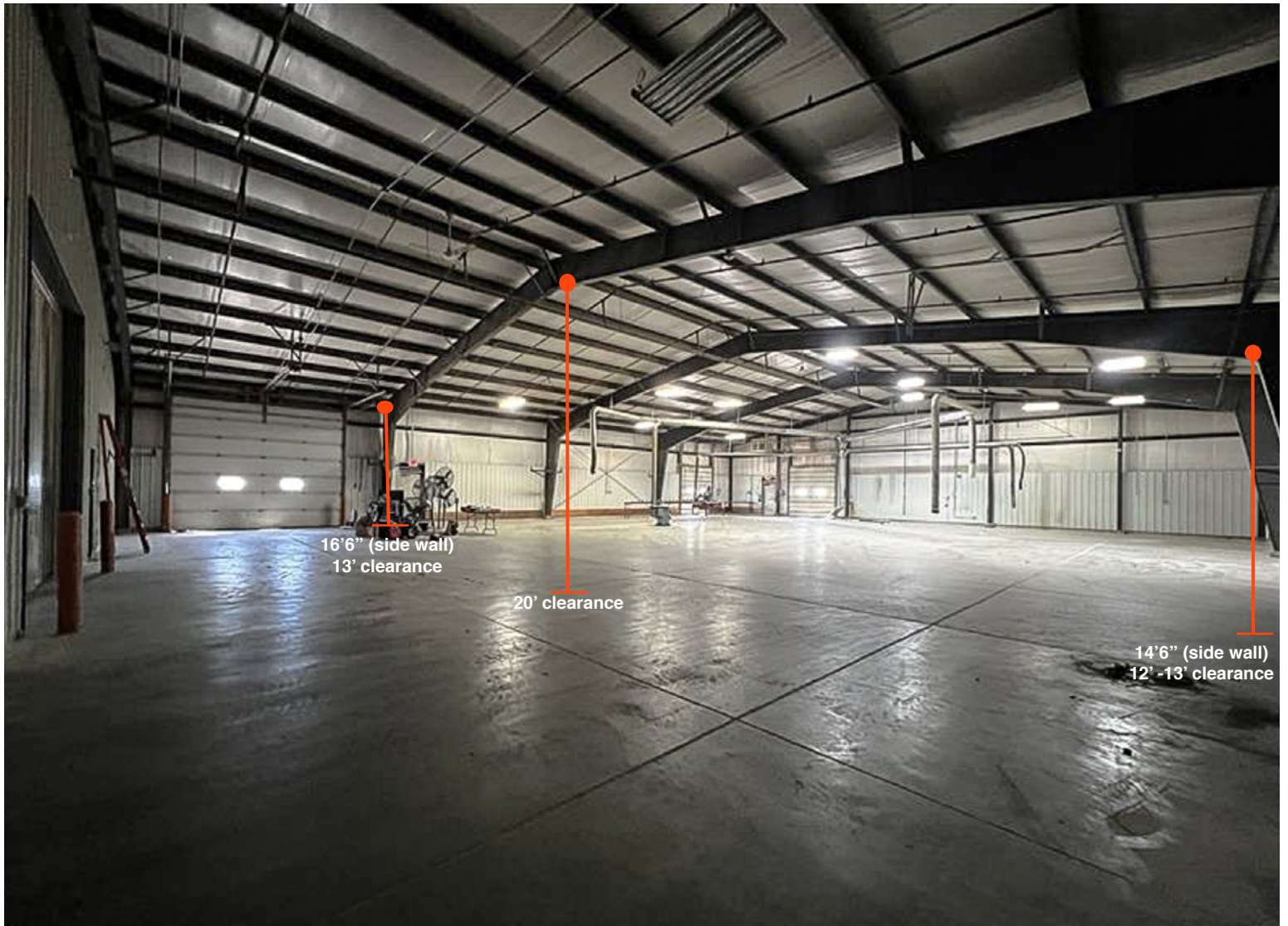
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EXTERIOR PHOTOS



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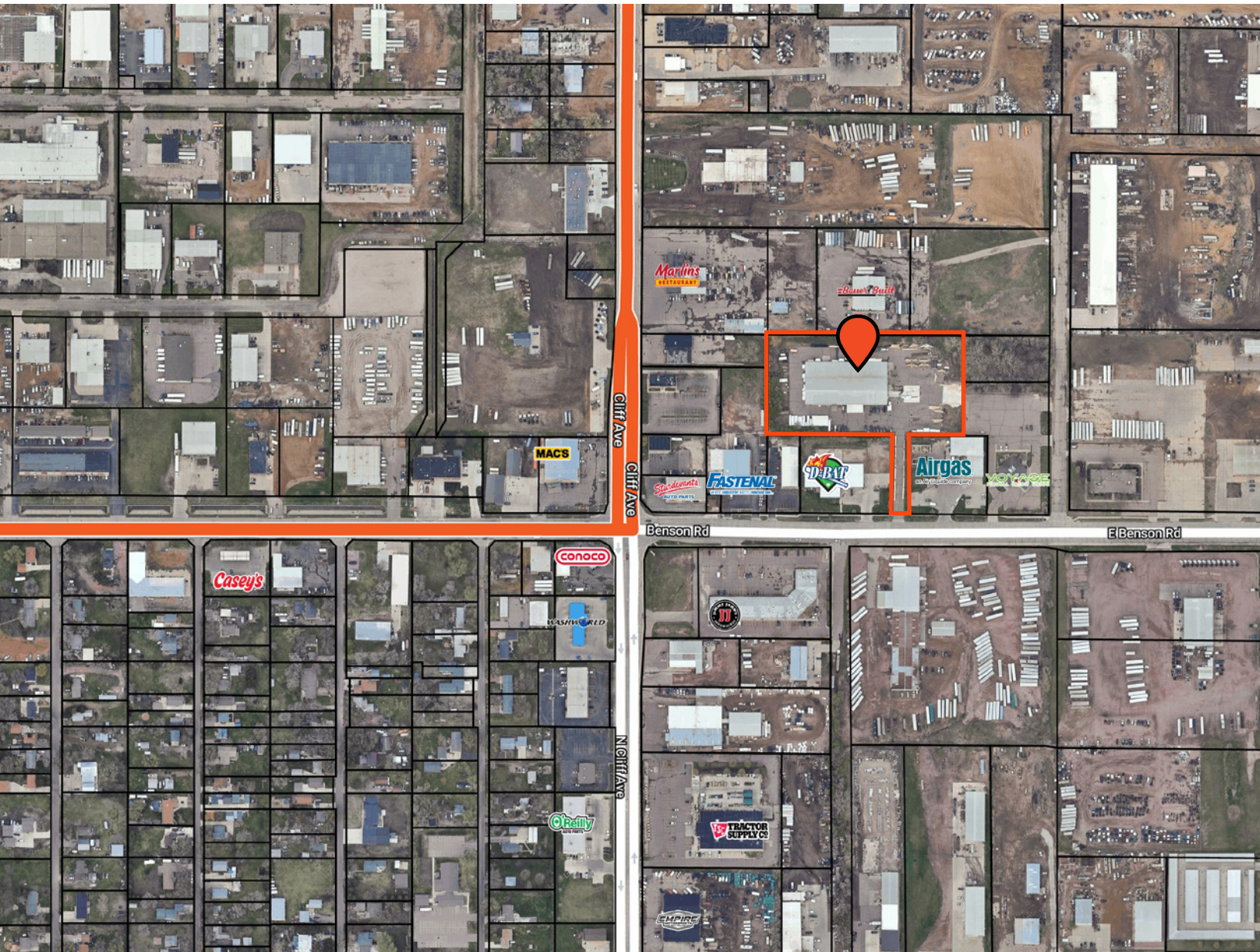
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SITE MAP



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Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

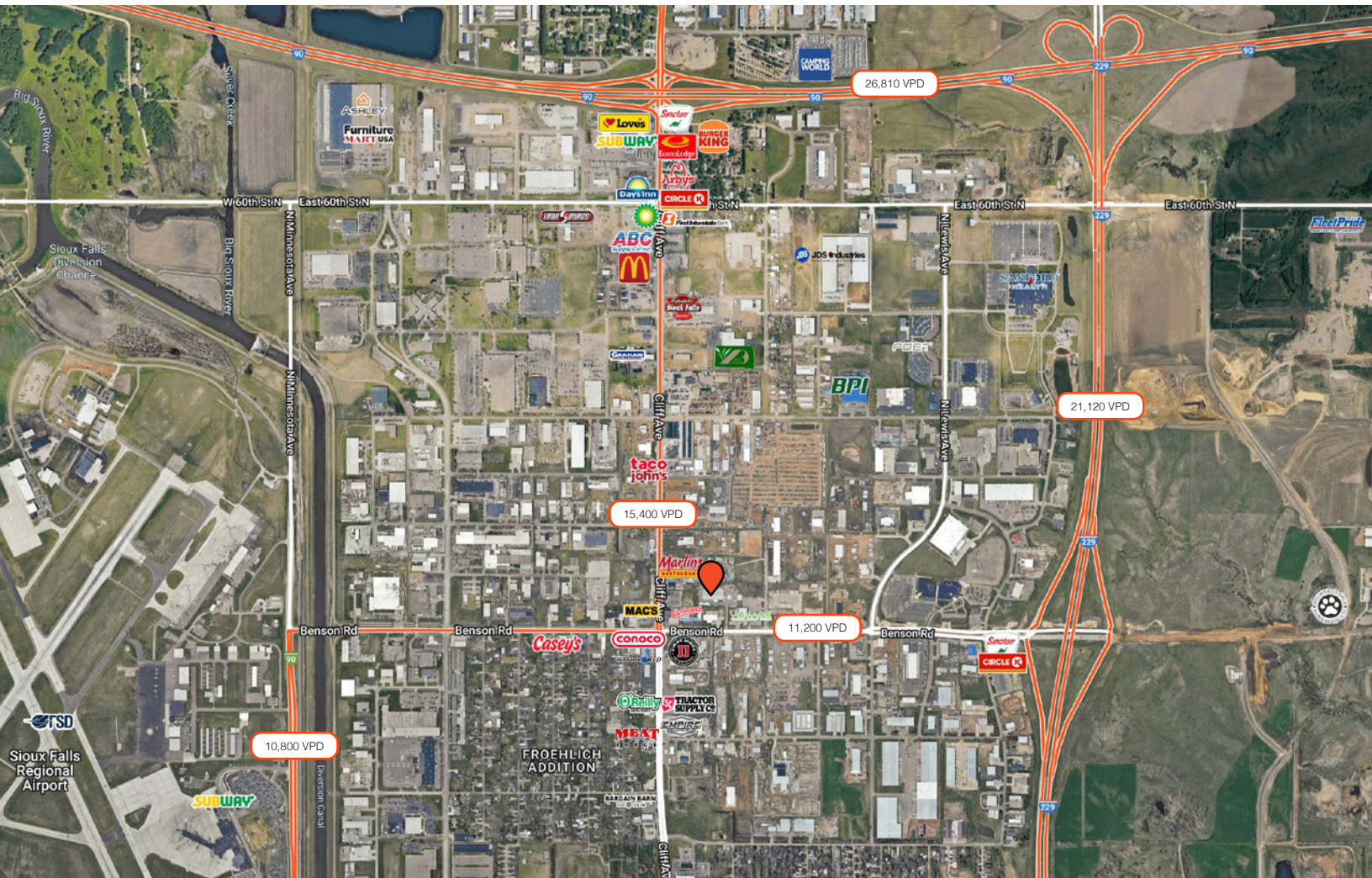
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

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AREA MAP



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NORTH SIOUX FALLS MAP



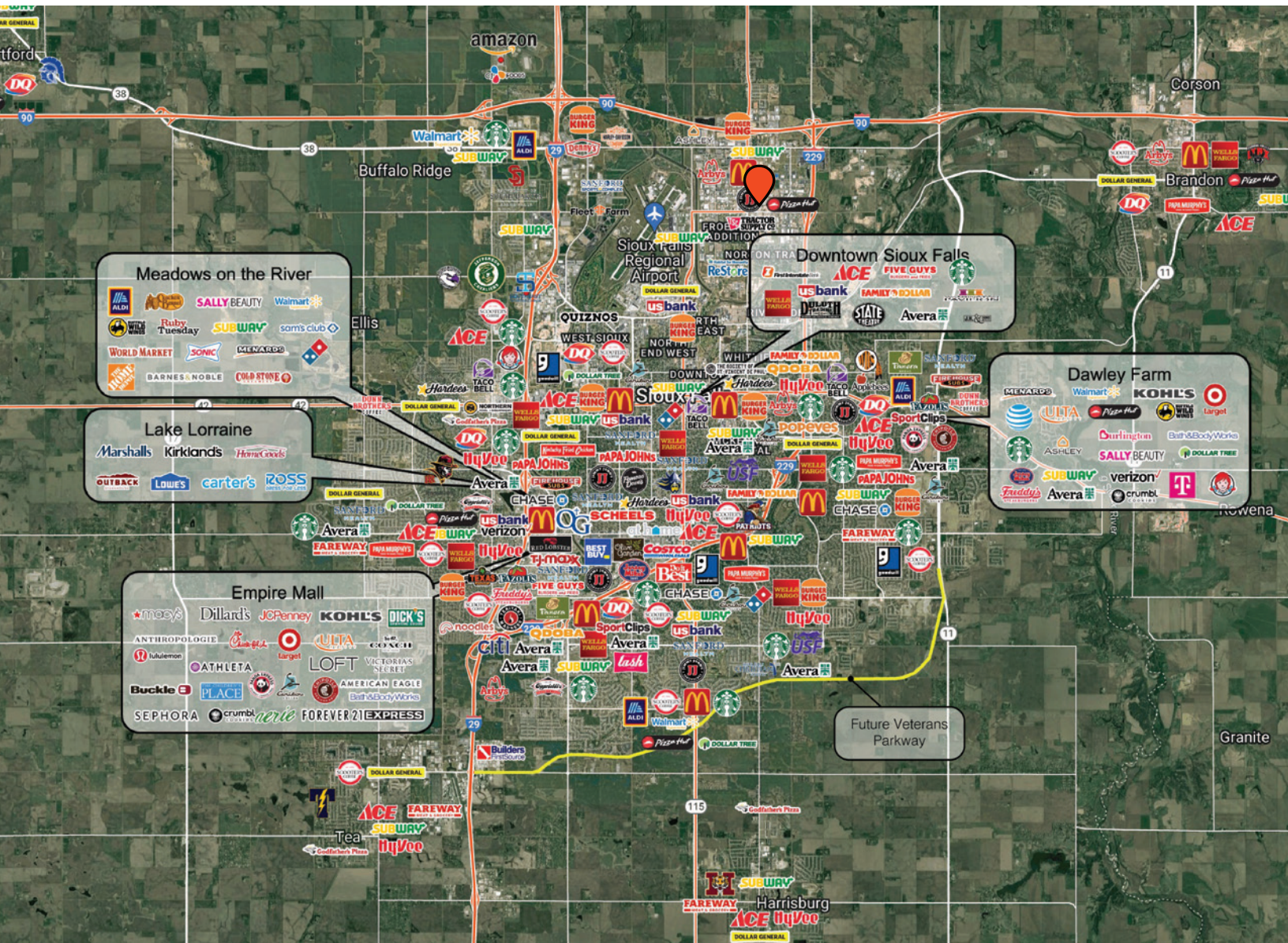
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CITY MAP



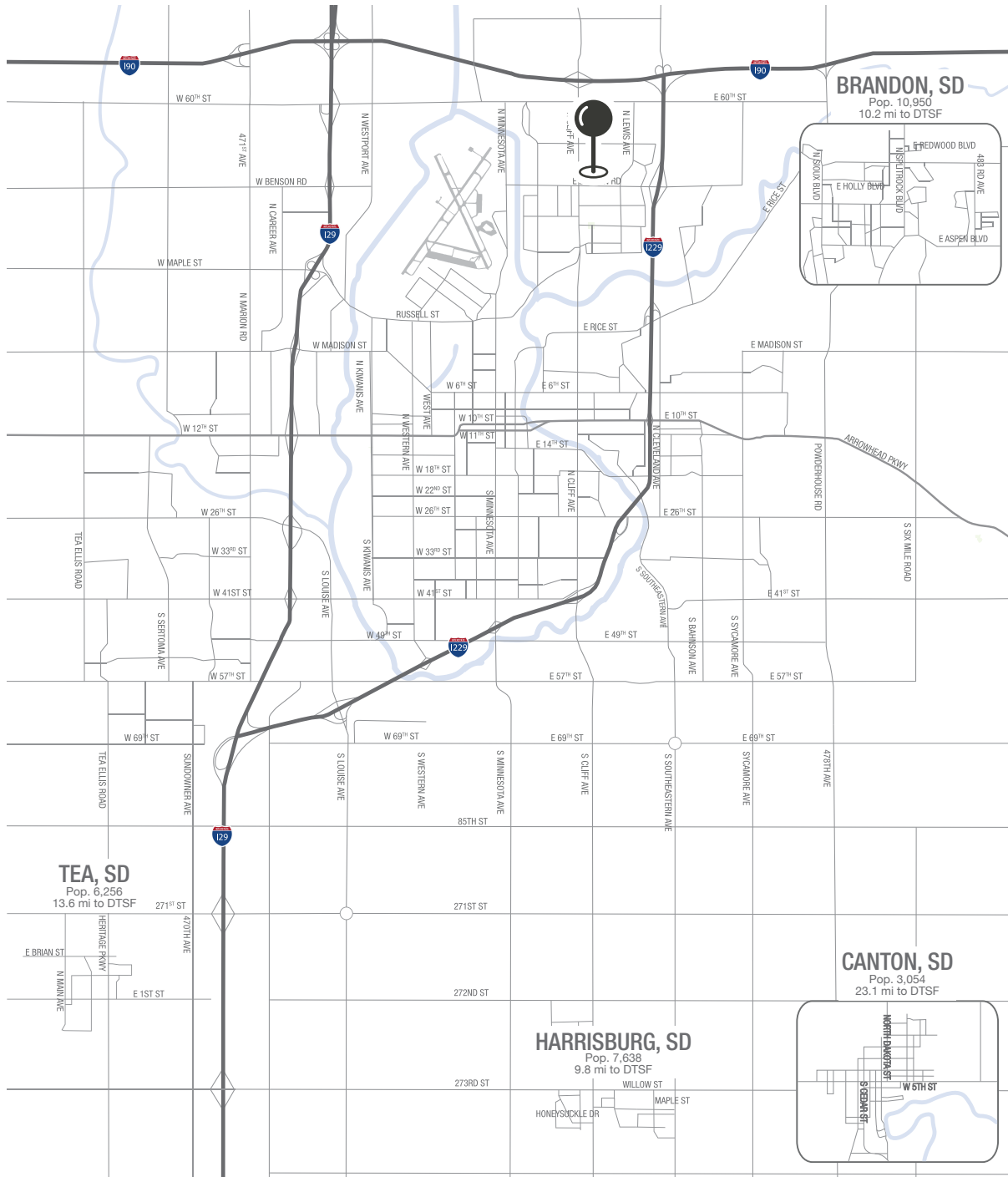
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MSA MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2023	213,891	304,555
2028	219,756	312,586

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.

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

#2 Best Tax Climate in the U.S.
(Tax Foundation 2024)

Best City for Young Professionals
(SmartAsset 2023)

2.1%
Minnehaha Unemployment Rate
(January 2024)

#3 Hottest Job Market
(ZipRecruiter 2023)

1.19M
of Visitors to Sioux Falls in 2022

Third City in Economic Strength
(Policom 2023)

No Corporate Income Tax

Top Eight Happiest Cities in America
(WalletHub 2023)

TOP EMPLOYERS

10,750

8,298

3,688

3,600

2,939

2,505