



2009 Industrial Street Suite 1

Tea, SD 57064

PROPERTY HIGHLIGHTS

- Northern unit adjacent to Industrial street
- 4,410 SF unit available (4,650 SF total with mezzanine)
- Single phase 200 amp service
- 12' x 12' office space and bathroom (both with epoxy flake floor)
- Office space includes heat & A/C
- Mezzanine storage space (240 sqft.)
- (2) 14' x 14' overhead doors
- 18' side walls
- Heated shop with hot/cold water and floor drain
- Bright LED lighting on the exterior and in the shops

LOCATION DESCRIPTION

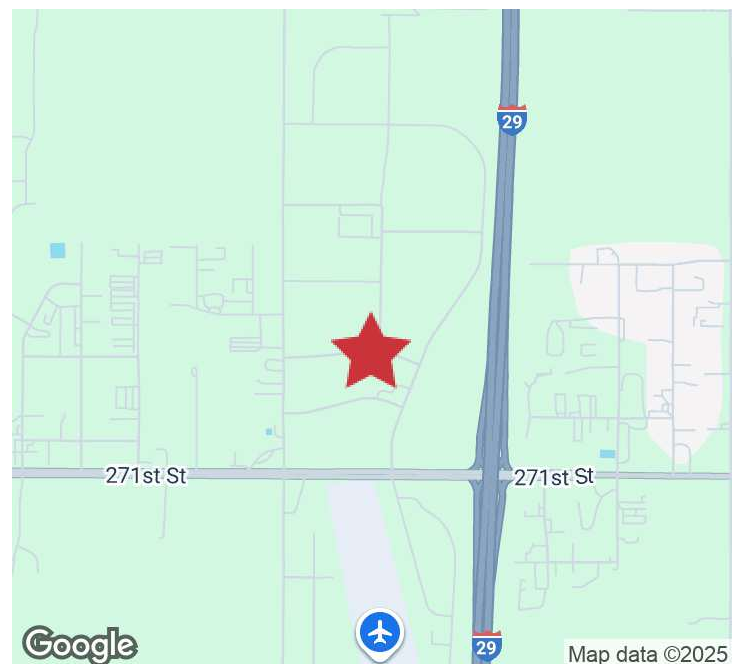
Easy access to I-29 / Tea Exit

Area Neighbors: Car Swap, Glass Doctor of Sioux Falls, Thornton Flooring, Casey's, Lauriebelles, Starbucks, Marv Skie - Lincoln County Airport

Lease Rate

**\$3,500.00 PER MONTH
GROSS + UTILITIES**

Building is under construction. Expected occupancy is October 2025.



MARCUS MAHLEN, CCIM, SIOR

Senior Vice President, CBDO
mmahlen@naisiouxfalls.com
605.228.9744

2500 W. 49th St. Suite 100
Sioux Falls, SD 57105
605.357.7100
naisiouxfalls.com

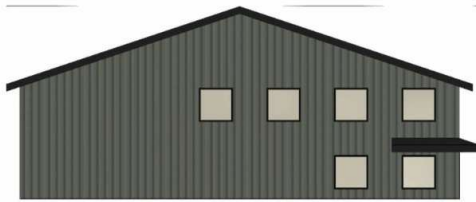
SITE & FLOOR PLANS

2009 INDUSTRIAL STREET SUITE 1
Tea, SD 57064

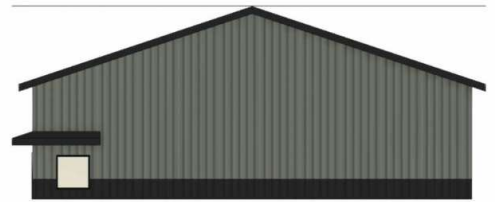
FOR LEASE
Industrial Property



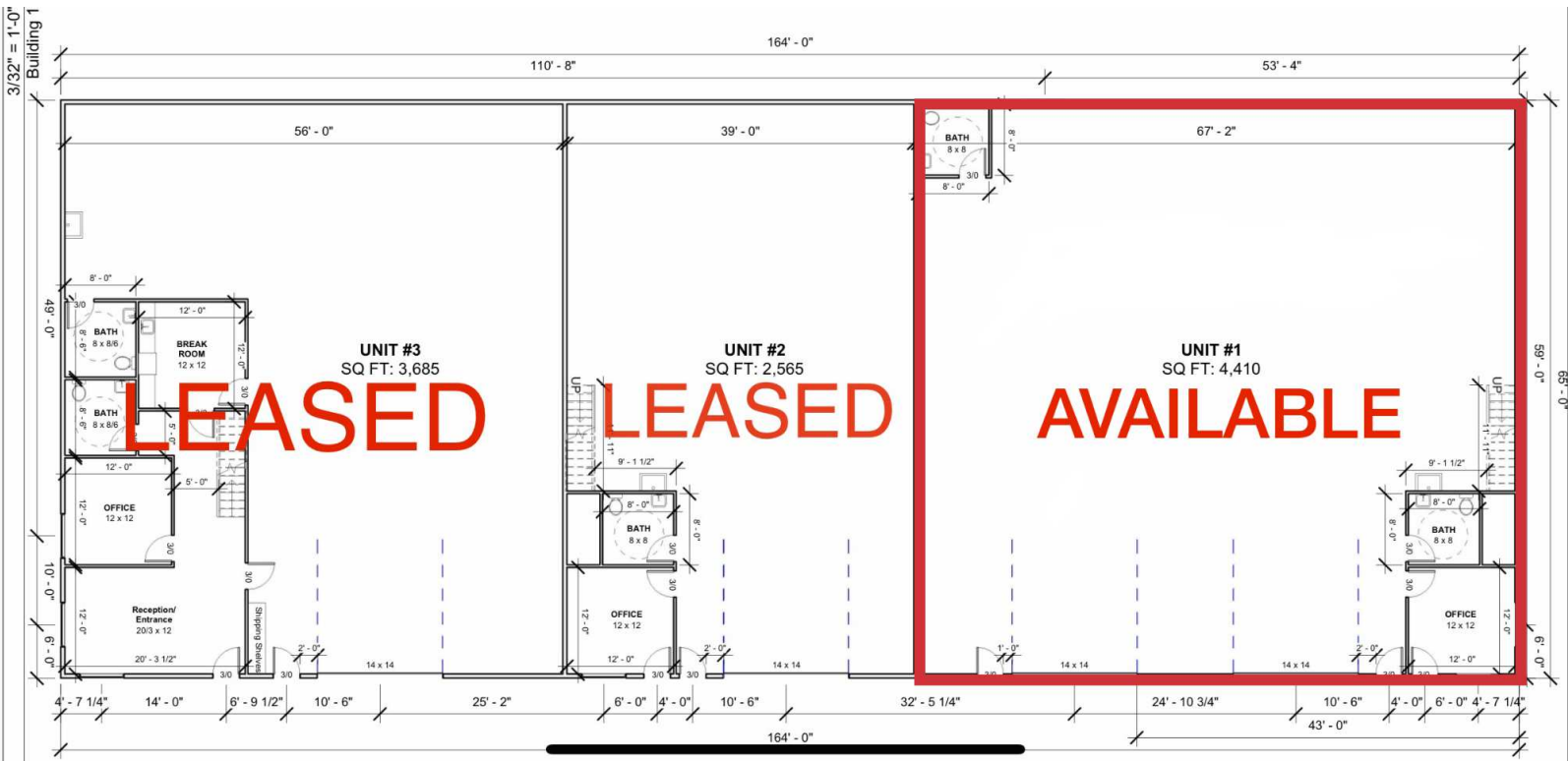
① Building 1 East
1/16" = 1'-0"



④ Building 1 South
1/16" = 1'-0"



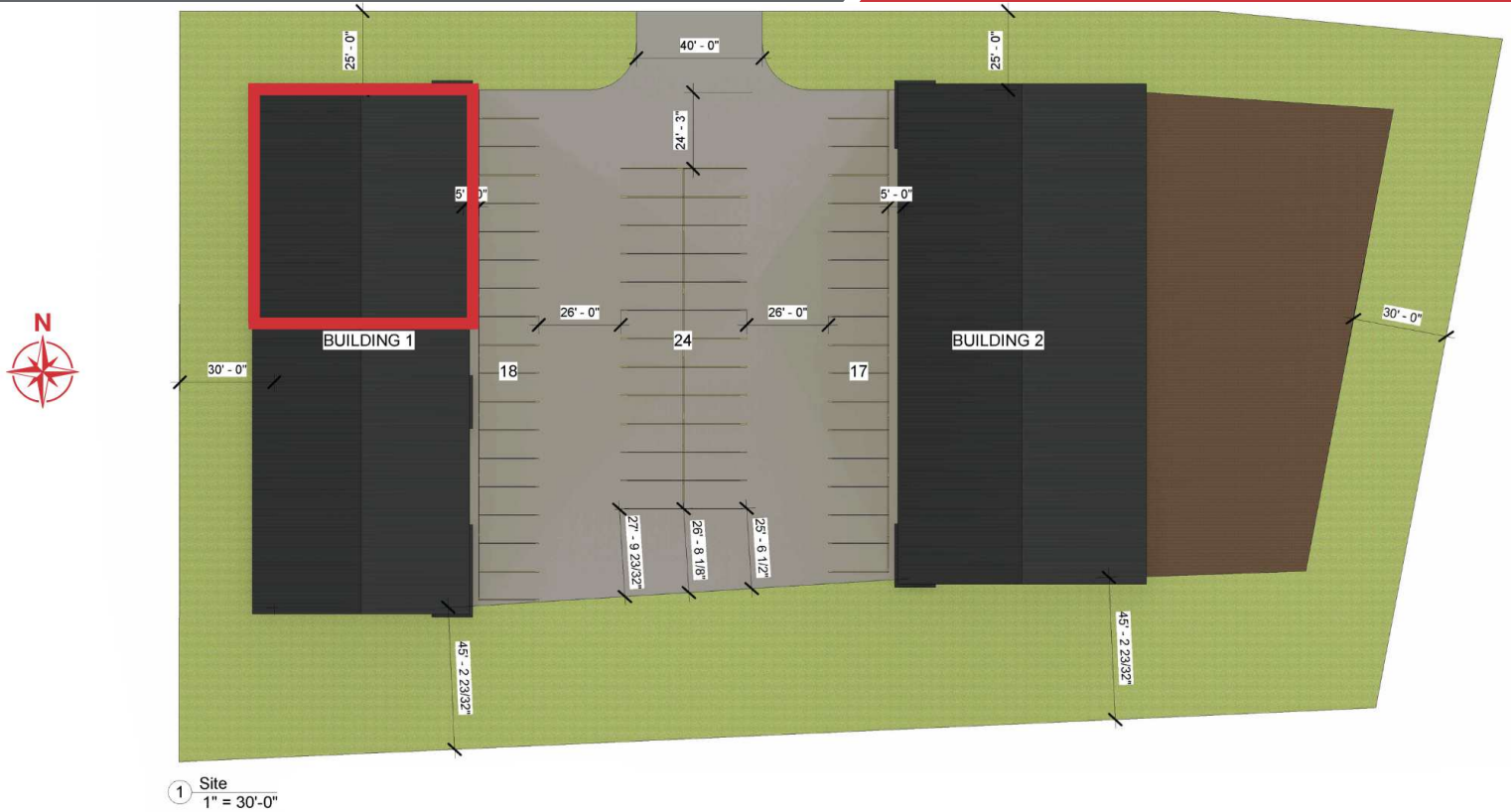
③ Building 1 North
1/16" = 1'-0"



PHOTOS

2009 INDUSTRIAL STREET SUITE 1
Tea, SD 57064

FOR LEASE
Industrial Property



Interior pictures shown are from similar units.



LOCATION MAP

2009 INDUSTRIAL STREET SUITE 1
Tea, SD 57064

FOR LEASE
Industrial Property



Map data ©2025 Imagery ©2025 Airbus, Maxar
Technologies, USDA/FPAC/GEO

NA Sioux Falls

2500 W. 49th St. Suite 100
Sioux Falls, SD 57105
605.357.7100
naisiouxfalls.com