



1405 N. Cleveland Ave

Sioux Falls, SD 57103

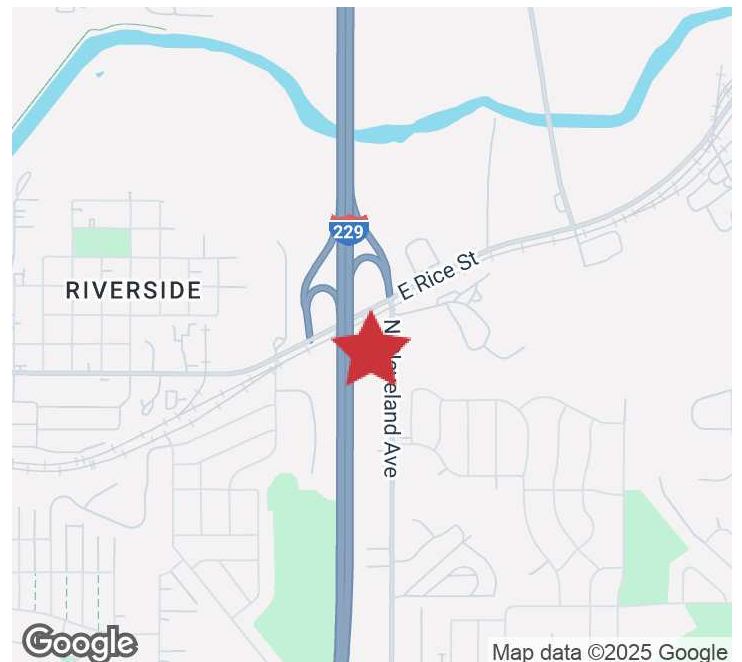
PROPERTY HIGHLIGHTS

- Flexspace for lease in northeast Sioux Falls, immediate availability
- Currently leased by Volunteers of America (VOA)
- VOA Plans to vacate space Q1, 2026
- Office/Flex/Classroom/Event space
- Reception area, restrooms, two (2) multi-purpose/recreation area
- Mezzanine with two (2) private offices
- Suite has access to two (2) dock doors and extra yard space
- Space is heated and cooled with three-phase power
- 18' ceiling heights
- Asphalt parking lot
- Monument signage available
- One of the owners is a licensed real estate broker in the state of SD

LOCATION DESCRIPTION

Located right off I-229, just south of Rice Street on North Cleveland Avenue, neighboring Platinum Towing, Edgewell Products, Jim Ross Plumbing, Sioux Empire Baseball Association.

Lease Rate	\$7.00/SF NNN
Building SF	12,819 SF
Projected NNN's	\$2.00/SF



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FLOOR PLANS

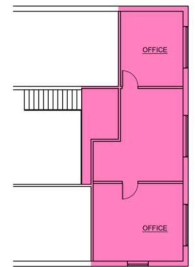
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FOR LEASE

Industrial Property



2nd Floor Gross SF
888 SF



12,819 total SF available

2 SECOND FLOOR
SCALE: 3/32" = 1'-0" 05/12/2025

PHOTOS

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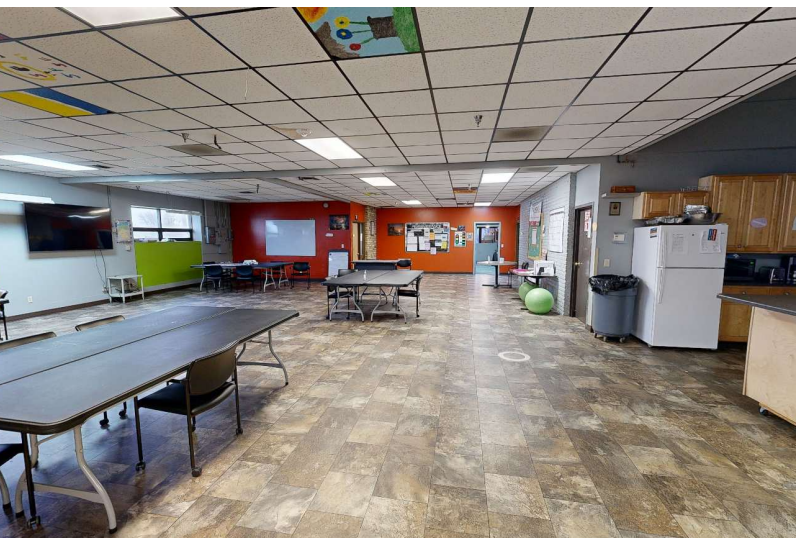
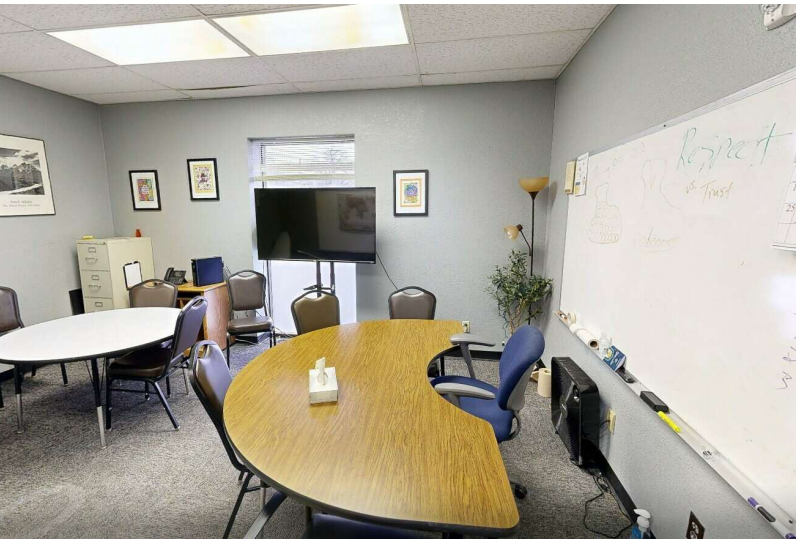
FOR LEASE
Industrial Property



ADDITIONAL PHOTOS

1405 N. CLEVELAND AVE.
Sioux Falls, SD 57103

FOR LEASE
Industrial Property



LOCATION MAP

1405 N. CLEVELAND AVE
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FOR LEASE
Industrial Property

