



**JIM DUNHAM**  
— & ASSOCIATES —  
REAL ESTATE SPECIALISTS



**PRICE REDUCED!!**  
**FOR SALE \$1,800,000.00**

**WAREHOUSE / INDUSTRIAL SPACE**

**1008 W Delaware St, Sioux Falls, SD**

**14,590 SQFT**



**Jim Dunham**

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# WHAT YOU NEED TO KNOW

1008 W Delaware Street

Well-located in the Sioux Falls' Airport Industrial Park, this property combines office, shop and warehouse functionality with strong access to major transportation routes.

The office/showroom area totals approximately 2,500 square feet and includes six offices, three restrooms and two showers. Attached is approximately 4,590 square feet of heated warehouse/shop space with mezzanine storage, floor drains, updated LED lighting, several 14' x 14' overhead doors and the ability to drive through the building.

An additional 7,500 square foot stand-alone warehouse provides extra storage or operational capacity and includes five overhead doors, concrete floors, electricity and skylights. The fully fenced site includes both asphalt and gravel surfacing, with a new asphalt overlay completed in 2025. Exterior semi trailers may be included with an acceptable purchase offer.

## QUICK SNAPSHOT

- Building size: 14,590 sqft
- Lot size: 2.91 Acres
- Property type: Industrial
- Year built: 1973
- Parcel ID: 24594

## FEATURES

- Prime Airport Industrial Park location
- Easy access to I-29, I-90, Russell Street and Minnesota Avenue
- Approx. 2,500 SF office with 6 offices
- Approx. 4,590 SF heated shop/warehouse
- Drive-through building capability
- Mezzanine storage and floor drains
- Updated LED lighting in shop
- Approx. 7,500 SF stand-alone warehouse
- Five overhead doors in detached warehouse
- Fully fenced site
- Asphalt and gravel yard
- Exterior semi trailers negotiable

### NEIGHBORS

Crooked Pint Ale House, Kum & Go, Sioux Falls Canaries, Several Hotels, Denny Sanford PREMIER Center, Elmwood Golf Course, Holiday Inn



# EXTERIOR PHOTOS

1008 W Delaware Street



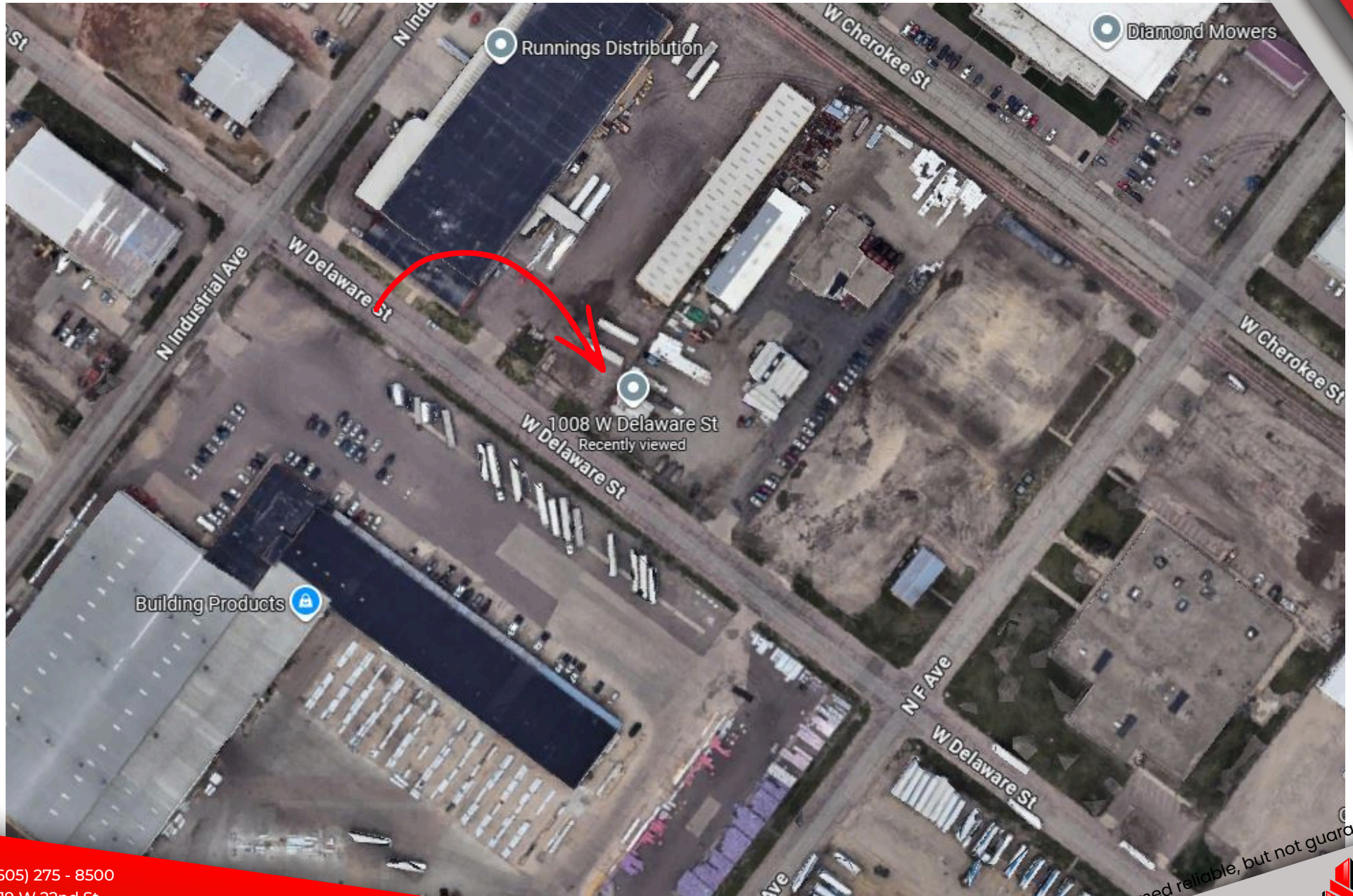
# INTERIOR PHOTOS

1008 W Delaware Street



# LOCATION MAP

1008 W Delaware Street



(605) 275 - 8500  
519 W 22nd St  
Sioux Falls, SD 57105  
[www.JimDunhamAssociates.com](http://www.JimDunhamAssociates.com)




information deemed reliable, but not guaranteed



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