

AVAILABLE FALL 2026



JIM DUNHAM
— & ASSOCIATES —
REAL ESTATE SPECIALISTS



FOR LEASE \$9.00 PSF NNN

INDUSTRIAL / FLEX / WAREHOUSE

A Contractor's New Home!

1604 E Dike Drive #101, #102, #103

1,992-5,980 SQFT



Jim Dunham

Jim@JimDunhamAssociates.com

(605) 360-0061



Linda Dunham

Linda@JimDunhamAssociates.com

(605) 940-8528



WHAT YOU NEED TO KNOW

1604 E DIKE DRIVE, SIOUX FALLS

AVAILABLE FALL 2026

LEASE ONE, LEASE TWO OR LEASE THREE BAYS! NEW CONSTRUCTION Warehouse /Flex / Industrial space For Lease!

Property is situated in northern Sioux Falls on the corner of E Dike Drive & N Seubert Avenue with easy access to Cliff Avenue and Interstate 90.

Perfect for Contractor, Small Business Owner, Man Cave, Camper & Vehicle Storage, etc.

QUICK SNAPSHOT

- Building size: 9,957 square feet (5 bays)
- Available size: 1,992-5,980 square feet
- Property type: Industrial
- Zoning: I-1 (Light Industrial)
- Suite dimensions: 26.56' x 75'
- Lease rate: \$1,494.00/mo. plus expenses
- Expense rate: \$2.00 PSF or \$332.00/ month
- Total Lease rate: \$1,826.00 / month per bay

FEATURES

- LEASE ONE....LEASE TWO....OR LEASE THREE BAYS!
- 14' x 14' overhead doors
- 16' sidewalls
- In suite office & restroom
- Reznor heat and floor drain
- Paved front lot
- Fully lined and insulated
- Separately metered for utilities
- 150-amp electrical service per bay
- Tenant pays electrical, gas, water & garbage



(605) 275 - 8500

519 W 22nd St

Sioux Falls, SD 57105

www.JimDunhamAssociates.com

information deemed reliable, but not guaranteed



PROPERTY PHOTOS

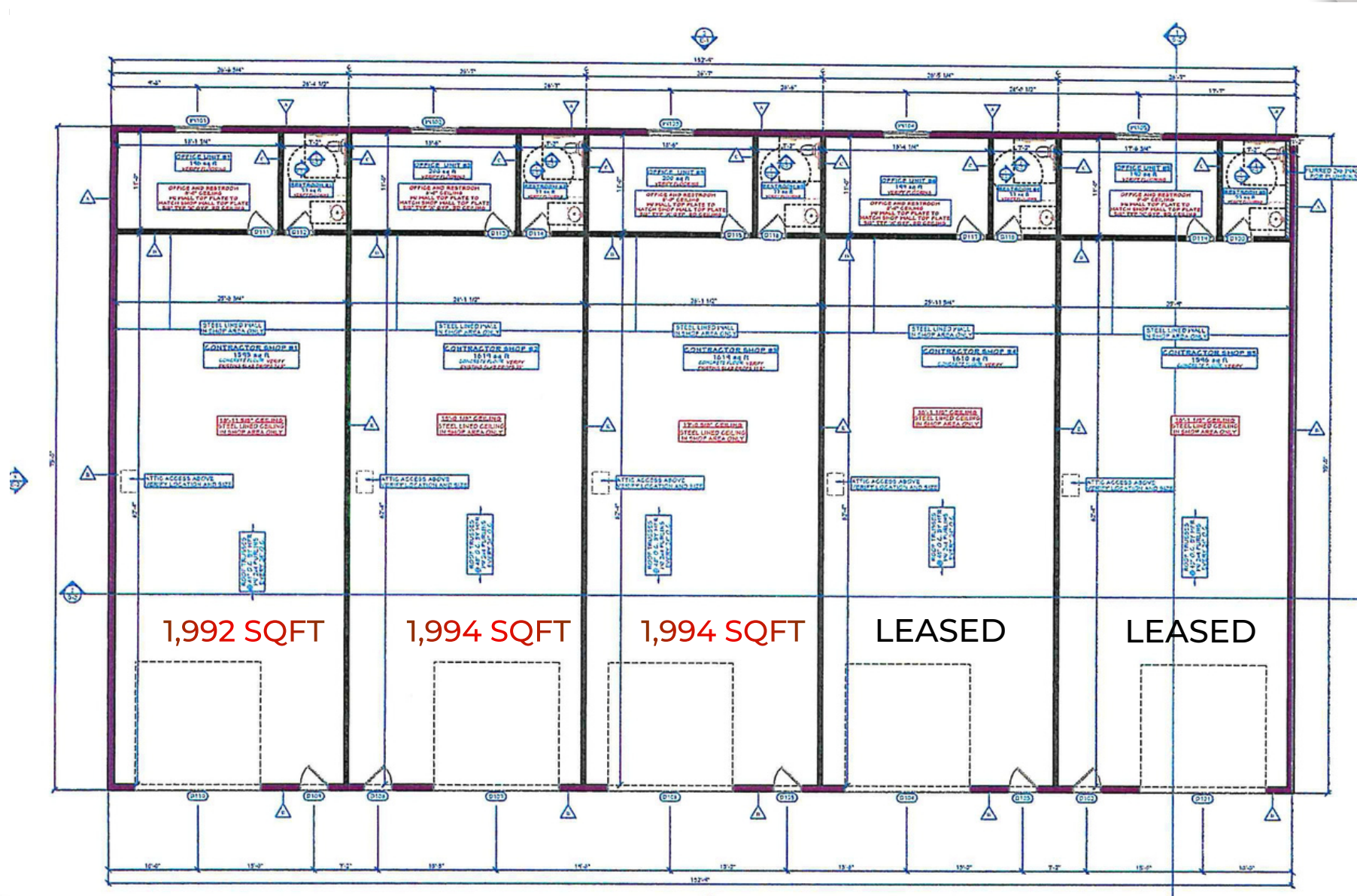
1604 E DIKE DRIVE, SIOUX FALLS

PHOTOS SIMILAR TO



BUILDING LAYOUT

1604 E DIKE DRIVE, SIOUX FALLS



LOCATION MAP

1604 E DIKE DRIVE, SIOUX FALLS

