

**BUILDING SIMILAR TO  
AVAILABLE SUMMER 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**

**1,992 SQFT**



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# WHAT YOU NEED TO KNOW

1604 E DIKE DRIVE, SIOUX FALLS

## AVAILABLE SUMMER 2026

ONE BAY AVAILABLE in 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 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

## FEATURES

- THIS IS THE ONLY SUITE AVAILABLE!
- 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

# PROPERTY PHOTOS

1604 E DIKE DRIVE, SIOUX FALLS

## PHOTOS SIMILAR TO



# LOCATION MAP

1604 E DIKE DRIVE, SIOUX FALLS

