



3701 S Western Ave
Sioux Falls, SD 57105

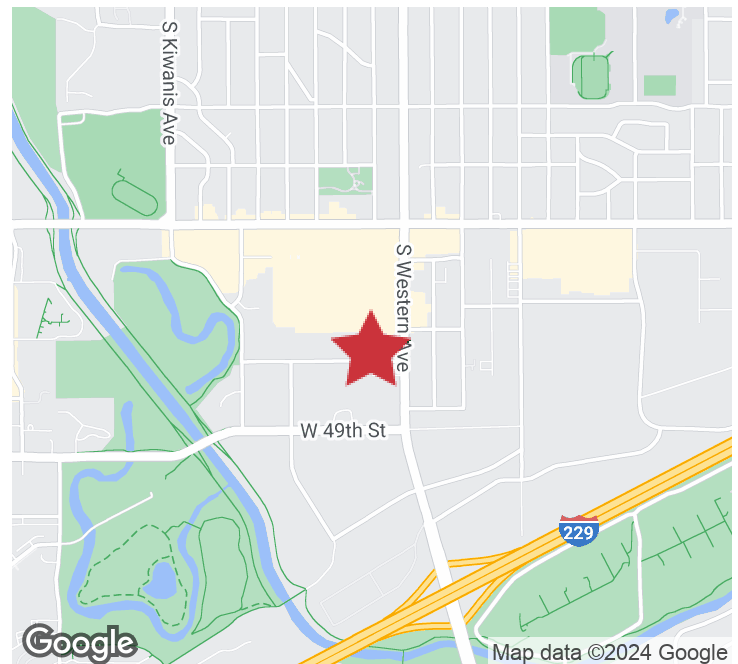
Sublease Rate	\$11.00/SF GROSS INCLUDING UTILITIES
Space Available	28,475 SF
Prime Lease Ends	JANUARY 31, 2026

PROPERTY HIGHLIGHTS

- Warehouse available for sublease
- Landlord is flexible to lease term and subtenant relationship
- Gross lease includes base rent, NNN's, and all utilities which are paid by prime tenant
- Access to one loading dock - 9'x10'
- Side wall height: 20'4"
- Shared restrooms
- Space will be demised upon occupancy
- Zoning: WM1
- **Contact broker for tours with 24 hour notice**

LOCATION DESCRIPTION

Located just west of Western Avenue
Area neighbors include the Western Mall, Scheels, Active Generations, South Dakota Lottery, Runnings



MARCUS MAHLEN, CCIM, SIOR
Chief Business Development Officer, SVP
mmahlen@naisiouxfalls.com
605.228.9744

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

PHOTOS

3701 S. WESTERN AVENUE
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FOR SUBLEASE
Industrial Space



AERIAL

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