

2 ADJOINING PARCELS - 42,425 SF ON ± 3.08 ACRES
INDUSTRIAL / FLEX SUBLEASE OPPORTUNITY



2605 & 2609 S CAROLYN AVE

SIOUX FALLS, SD 57106

HUGHESMARINO

In Association with ParaSell, Inc. | A Licensed South Dakota Broker #15266

Property Overview



Exterior

2605 & 2609 S Carolyn Ave
Sioux Falls, SD 57106



Total Size

±42,425 SF

Building:

2605: 15,000 SF

2609: 27,425 SF



Lot Size

±3.08 acres



Available

December 1, 2026



Asking Rate

\$8.60/SF NNN (\$1.75/SF Opex)



Available Through

September 30, 2028



Sublease Type

Industrial / Flex



Built/Renovated

1985/2020



Flow and Paddle



Map data ©2025 Google

Key Features



Building 2609: Warehouse/shop with mezzanine storage

Building 2605: Includes showroom, private offices, conference room, and break area



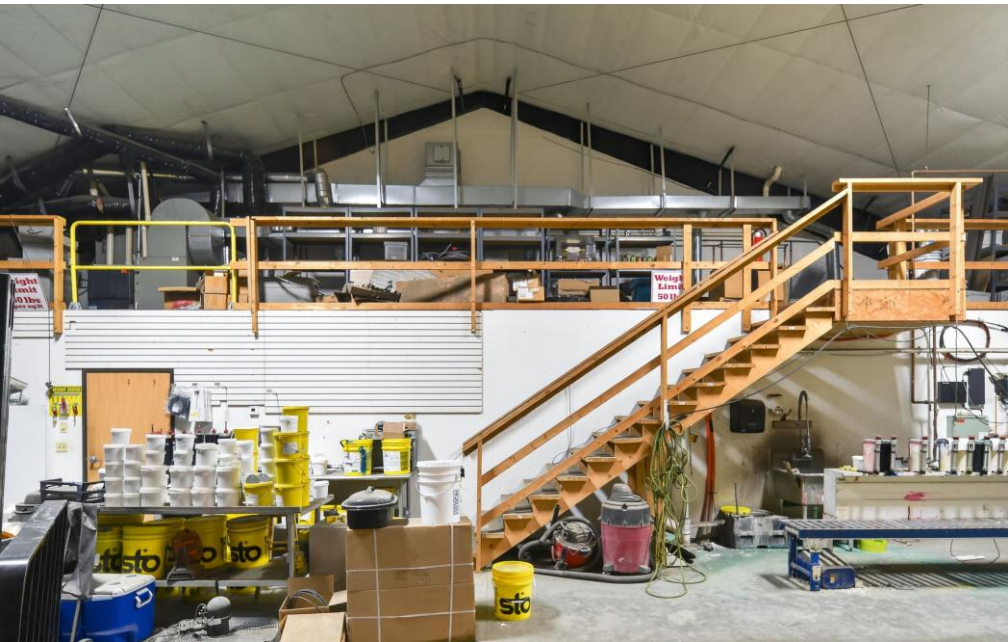
Fenced exterior yard



33 surface parking spaces







Contact



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