

VANTIS

COMMERCIAL REAL ESTATE

Tea Industrial Park Building for Lease

27065 Mueller Place,
Sioux Falls, SD 57108

OFFERING MEMORANDUM

Madison Hulscher
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Scott Van Ginkel
Broker
605.351.7907

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For Lease

Highlights

Size: 7,700 SF
Lease Rate: \$6.50 PSF
Terms: NNN
Estimated NNN: \$2.00
Available: Early Fall 2026
Total Building Size: 7,700 SF
Lawn & Snow contracted and paid directly by Tenant

Property Details

- 1,056 SF office with mezzanine storage above
- Light Industrial
- Reception, executive office, and conference room
- 3 phase power
- One truck high dock door
- One 10' x 12' grade level door
- Located within blocks of Tea exit 73
- Convenient access to I-29 and soon to be constructed Hwy 100

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Property Photos

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Aerial
Photo

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TALIGRASS AVENUE

271ST STREET



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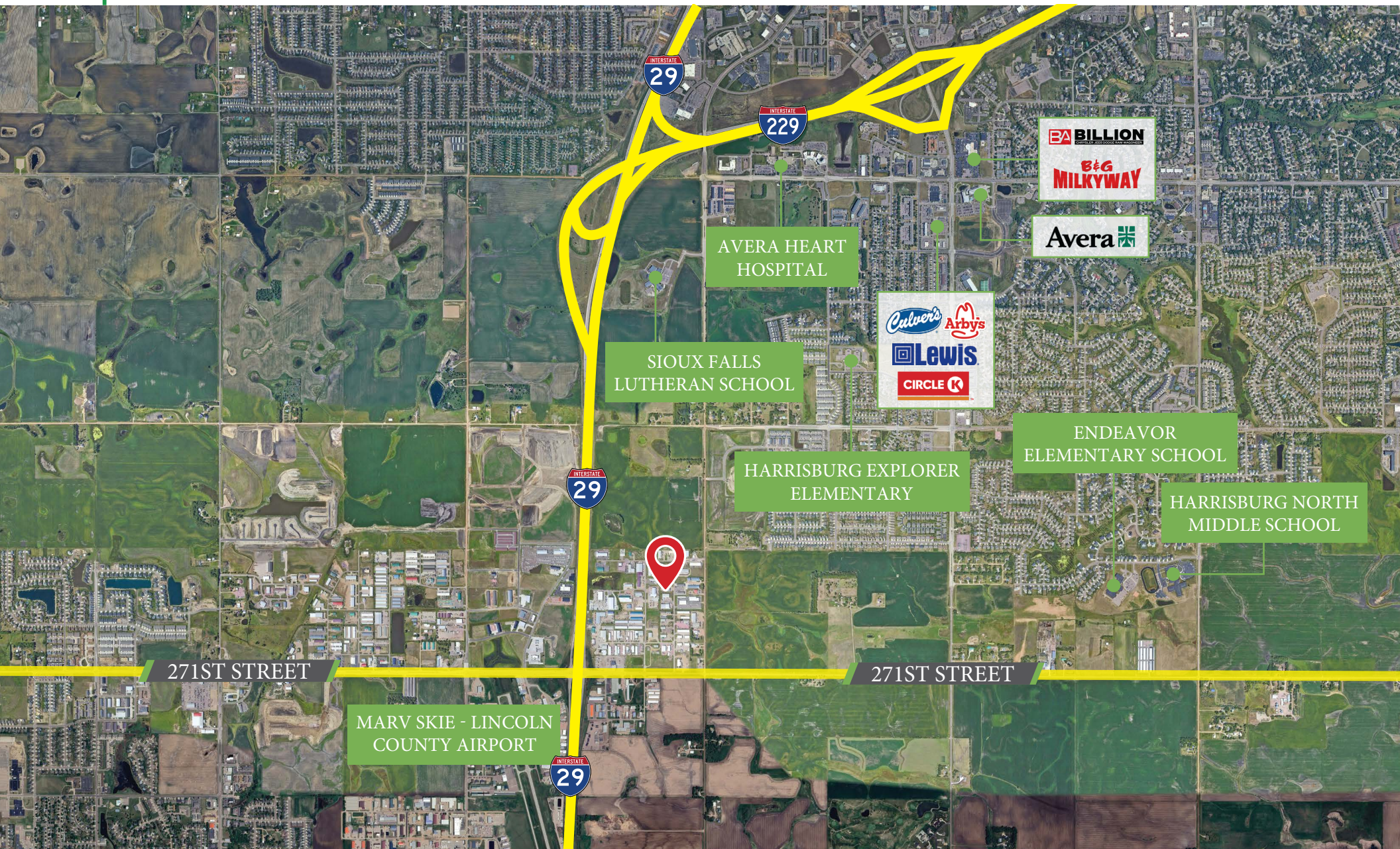
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Market Overview Map



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