FOR LEASE

Morton Court Building

INDUSTRIAL BUILDING FOR LEASE AT TEA EXIT

27080 Morton Court | Sioux Falls, SD 57108



SIZE

32,048 sf
*subdividable

PRICE

$8.00 psf (NNN)

Estimated NNN: $2.75 psf

LOCATION

Strategically located just off Tea exit 73. This property is positioned with one of the fastest growing commercial corridoors in the Sioux Falls area, offering convenient access to I-29, the future 85th Street exchange and the future Veterans Parkway.

PROPERTY HIGHLIGHTS

Interstate 1-29 exposure and access. Functional layout with dedicated outdoor storage.

AVAILABLE

Jan. 1, 2027

ZONING

I-1 Light Industrial

Information deemed reliable, but not guaranteed.

Van Buskirk
VanBuskirkCo.com

AUTUMN KAUFHOLD
(605) 351-5512
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Property Features
Morton Court Building

Slab: 5” concrete
Overhead Doors: Two (2) 18’ Doors
Sidewall: 18’ (Main)
14’ (Addition)
Insulation: Batt
Clear Height: 18’ and 14’
Power: 3-Phase
HVAC: Reznor & radiant tube heat
Other Features: Floor drains and elevated loading dock
Parking: Ample parking including 28 paved parking stalls
Office/Restrooms: 2,850 sf
Storage Area (Mez): 2,850 sf

Recent Capital Improvements:

- New radiant tube
- All new electric
- Newly remodeled office and restrooms













Van Buskirk Commercial Brokerage | 2571 Westlake Drive #100 | Sioux Falls, SD 57106 | 605.361.8211 | VanBuskirkCo.com

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Site Map

Morton Court Building





source: https://southveteransparkway.com

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Site Map

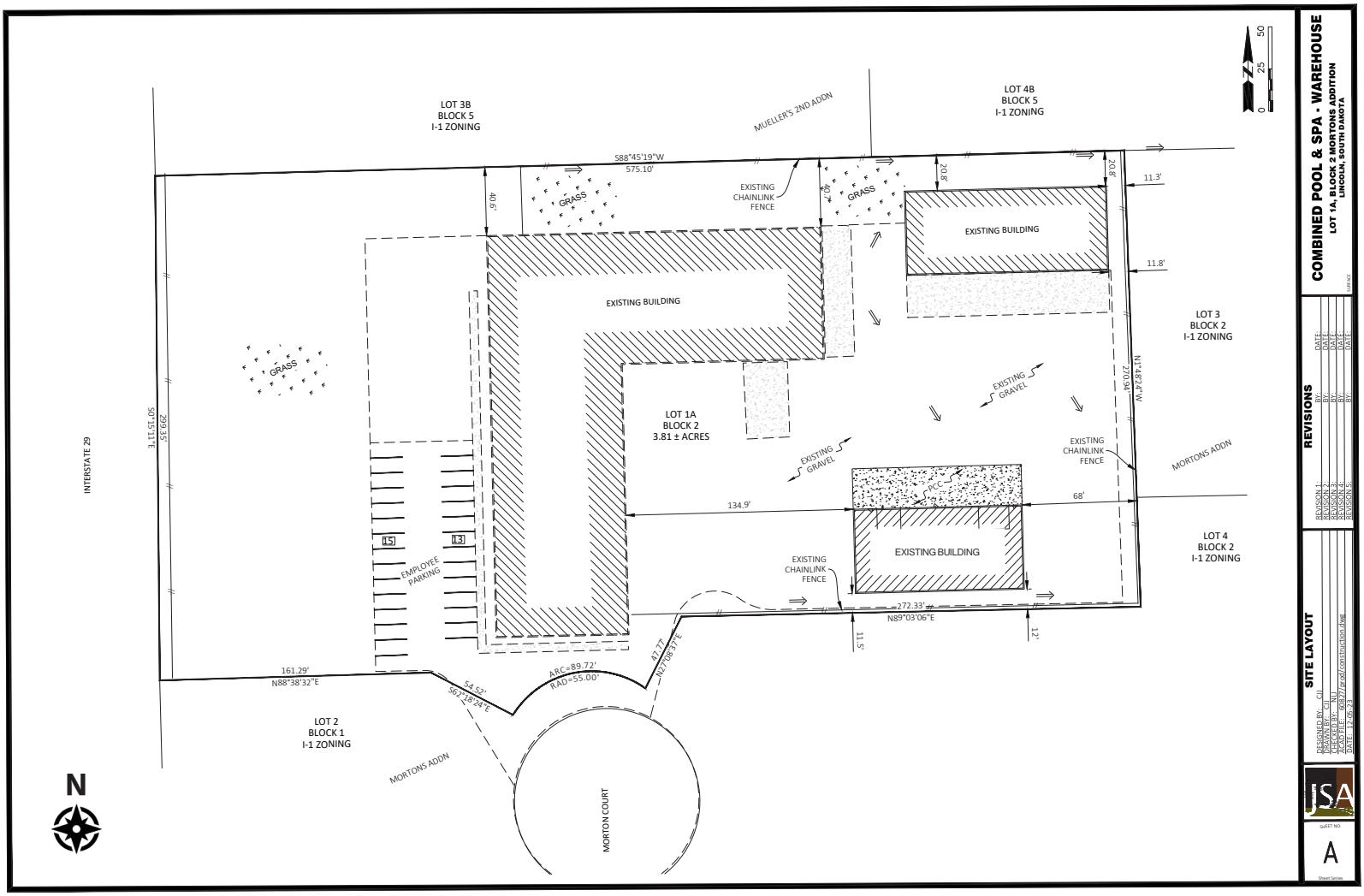
Morton Court Building



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Site Plan

Morton Court Building



COMBINED POOL & SPA - WAREHOUSE
LOT 1A, BLOCK 2 MORTONS ADDITION
LINCOLN, SOUTH DAKOTA

REVISIONS

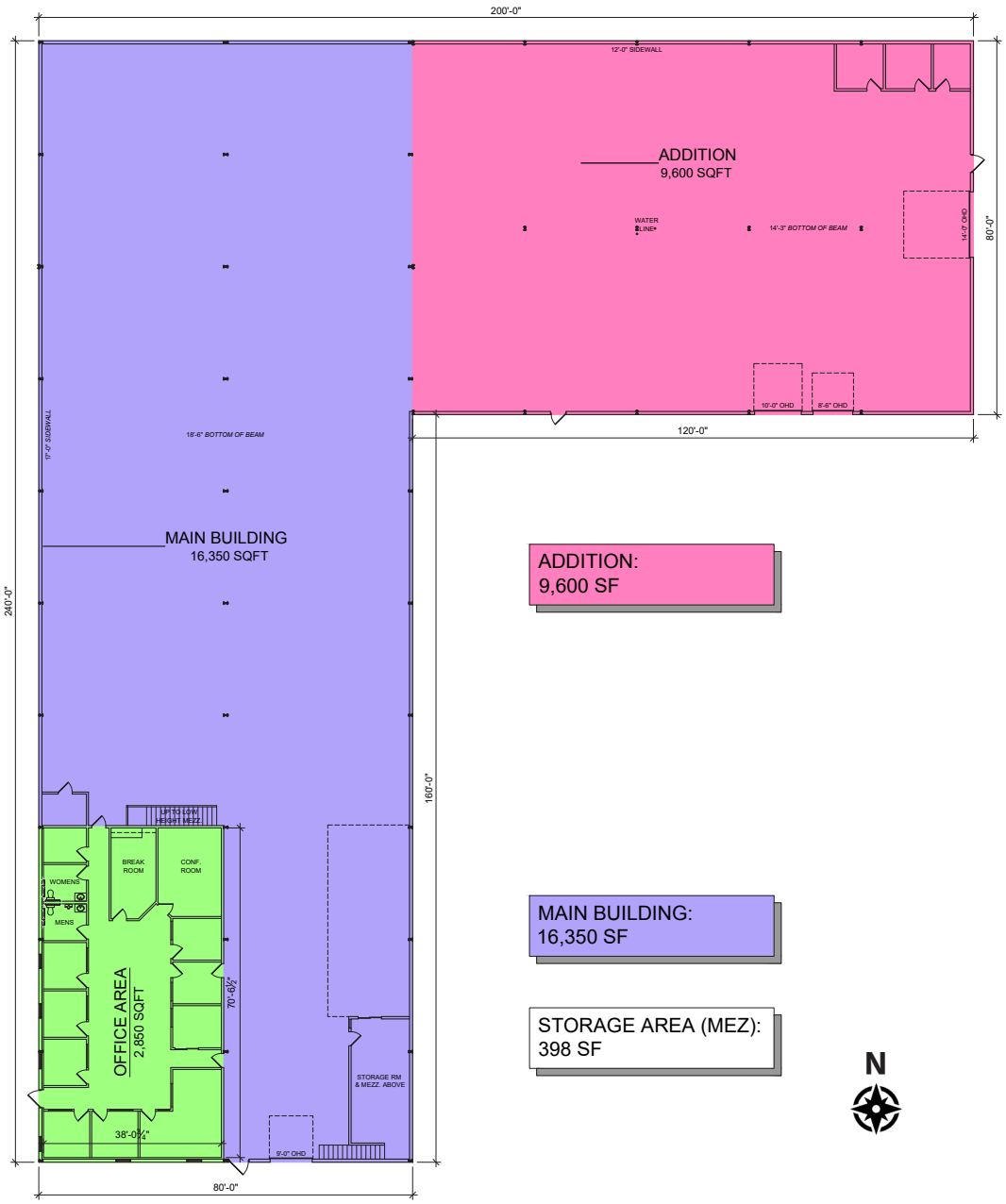
SITE LAYOUT

SHEET NO.
A

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Building Floor Plan
Morton Court Building



ADDITION:
9,600 SF

OFFICE AREA:
2,850 SF

MAIN BUILDING:
16,350 SF

STORAGE AREA (MEZ):
2,850 SF

STORAGE AREA (MEZ):
398 SF

N

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Exterior Photos

Morton Court Building













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Interior Photos

Morton Court Building











