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AMENITIES

Sioux Empire Corporate Park
Building I, 701 E. 60th Street N, Sioux Falls, SD 57104
Lease Rate: \$13.00/SF NNN

- Ample parking for call center users
- Easy access to highways and airport
- Raised flooring
- Back up generator
- Loading docks
- Walkway connecting to Building 2



AVAILABILITY

Lease a single floor or the whole building
62,583 - 127,332 sq. ft.

LEASE PRICE

\$13.00/ SQ. FT. NNN

Estimated NNN

\$5.00/ SQ. FT.

Lease Term: 3-10 years

Available: Immediately

SPECS

Sioux Empire Corporate Park

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Overview

Building Size	124,626 sq. ft.
Main Floor:	63,462 sq. ft.
Upper Level:	61,164 sq. ft.
Lot size:	15 acres
Zoning:	I-1
Year Built:	1981
Office Space:	Main & Second Level
Layout:	Open Plan/ Call Center
Sub-Dividable:	Single Floor
Parking:	1:189 sq. ft.
HVAC:	Condenser Water System/ Heat Pumps
Roof:	Tar & Gravel
Exterior Finish:	Tilt Up Concrete
Dock Doors:	2
Elevators:	1 freight, 1 passenger
Column Spacing:	30'
Floor:	Raised System - 16"
Sprinkler System:	Wet
Cafeteria:	None
Special Features:	Connected to Building #2 via two-story walkway

UPS

Size/ Manufacturer:	500, KVA, Powerware 9315
Items Covered by UPS:	Critical Systems
Battery Type:	Enerys Wet Calls

Generator

Size/ Manufacturer:	1375/ KVA, Catepillar 3512
Items Covered:	Full Building Systems
CER Cooling:	CRAC Units/ Liebert

Fuel Tanks

Type	UST - in a cement vault
Total Fuel Tank Capacity	10,000 gal.
Duration Full Load	3.5 days

Area Neighbors

- Amazon
- Dakota Silencer
- Furniture Mart USA
- Daktronics
- Diamond Mowers
- Sheehan Mac Sales & Service
- Presido
- Sanford Health
- United States Post Office
- Gil Haugan Construction

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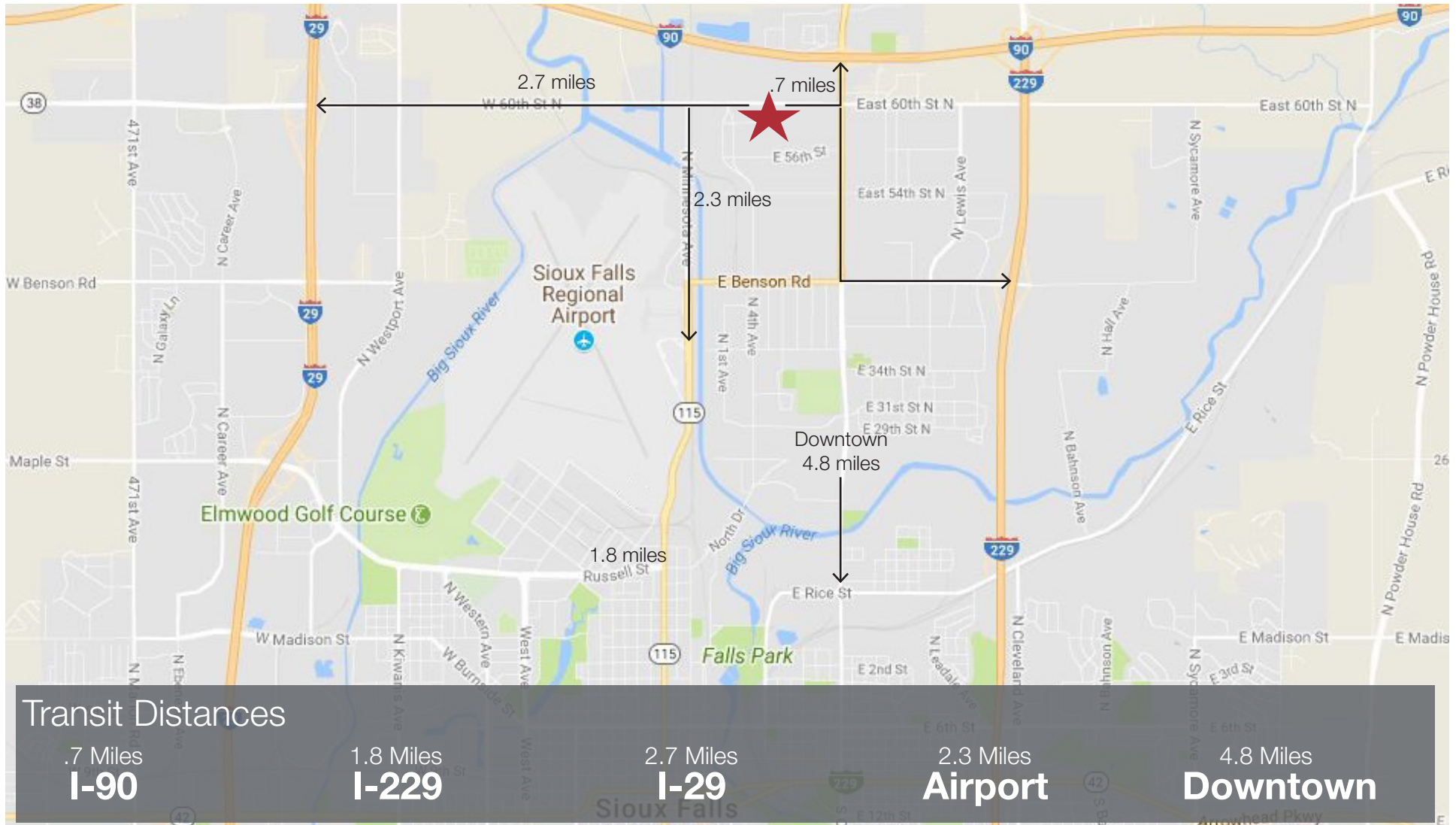


AREA MAP

Sioux Empire Corporate Park

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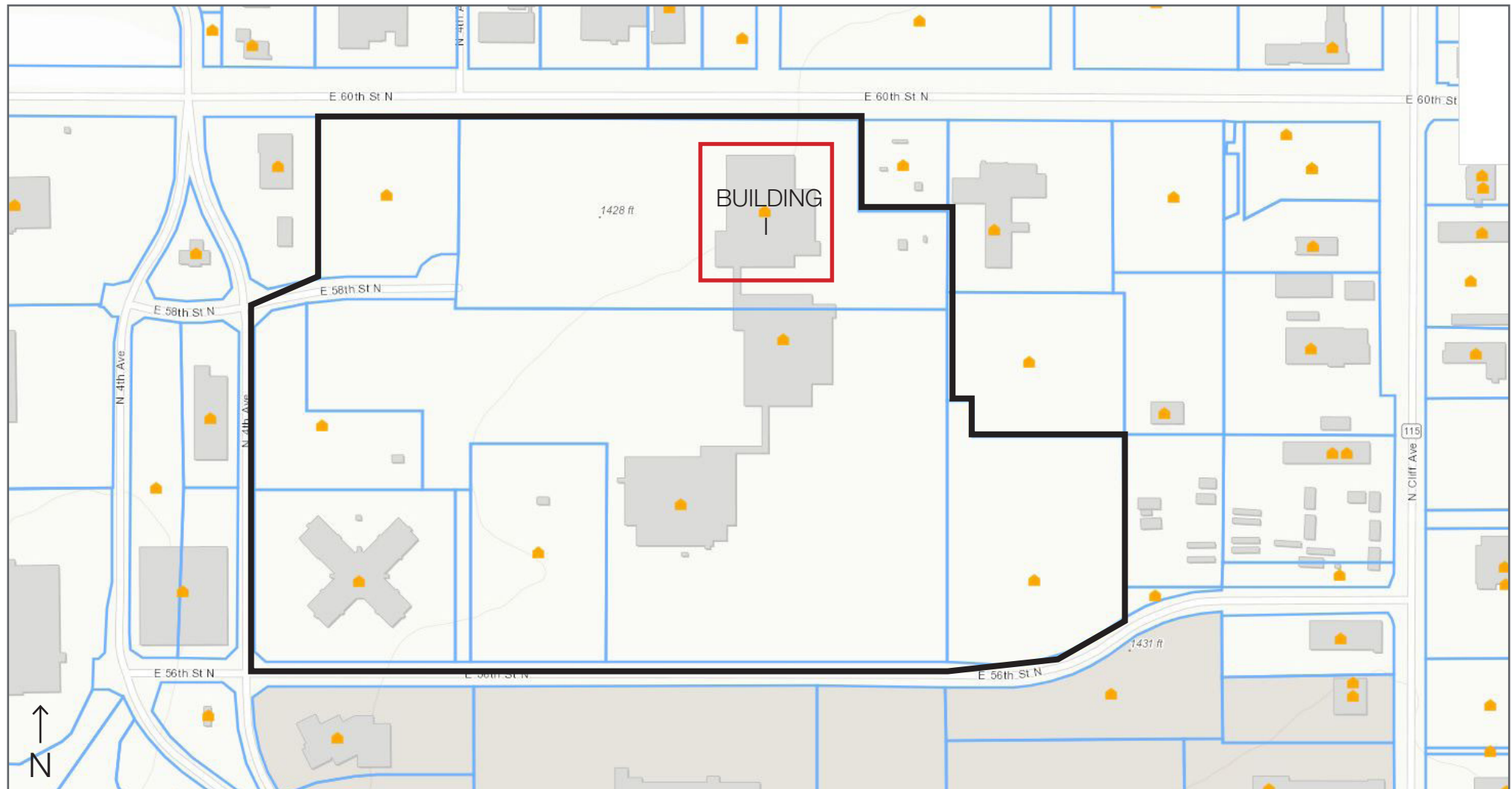


SITE PLAN

Sioux Empire Corporate Park

Building I, 701 E. 60th Street N, Sioux Falls, SD 57104

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PHOTOS

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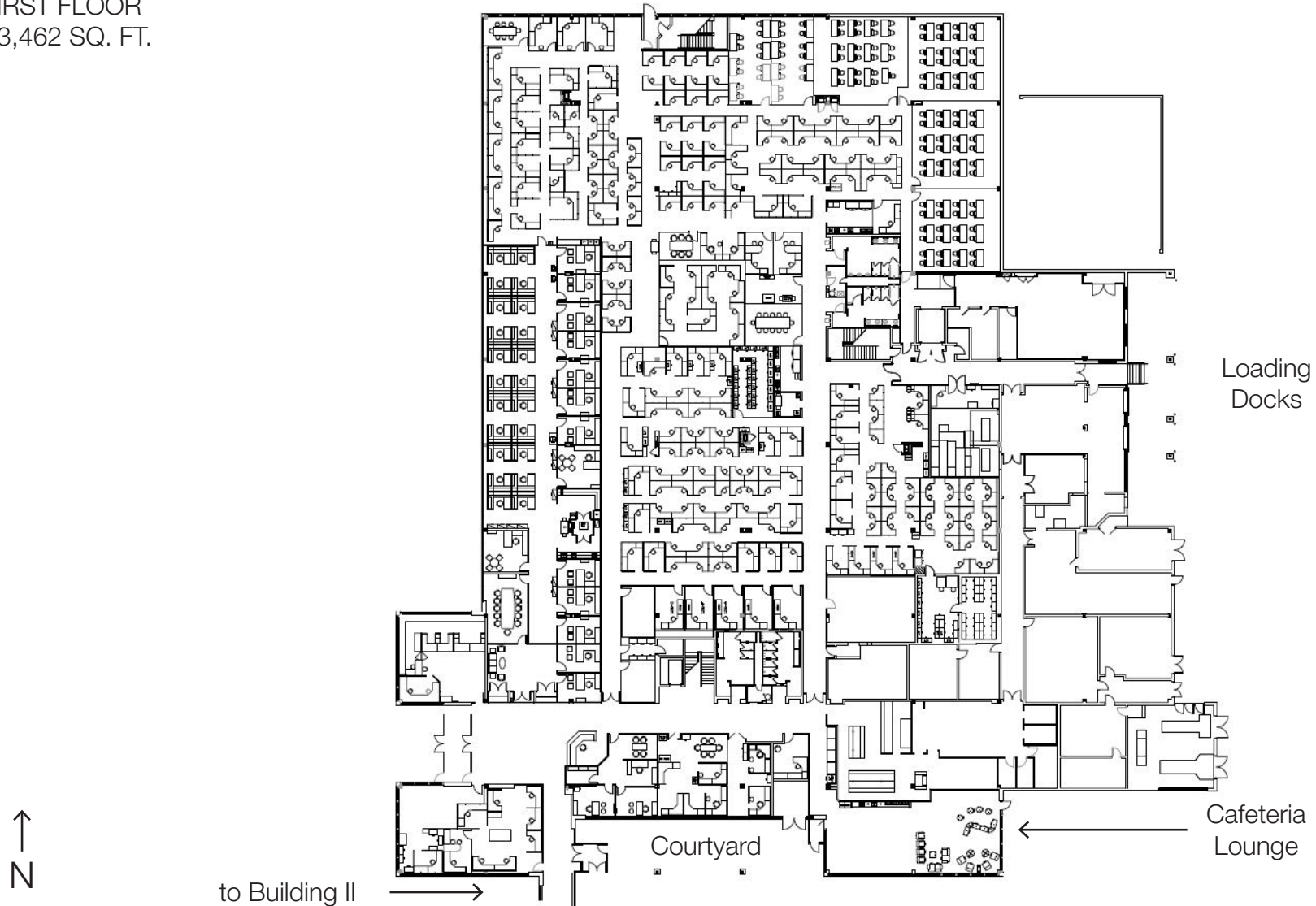
FLOOR PLANS

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FIRST FLOOR
63,462 SQ. FT.



FLOOR PLANS

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SECOND FLOOR
61,164 SQ. FT.



To Building II

