



**4000 E. Wilcox Street**  
Sioux Falls, SD 57104

Sale Price	\$566,196 (\$6.00/SF)
Land Size	2.166 AC (94,366 SF)
Real Estate Taxes 2024	\$4,730.86

#### PROPERTY HIGHLIGHTS

- Build ready lot
- All utilities to the site
- 60th St frontage across from Sioux Falls Public Safety Campus
- Zoning - I-1
- Approximately 1.56 AC Buildable Area

#### LOCATION DESCRIPTION

Located on off of East 60th Street North, near Sycamore Avenue, this land is available near land and other businesses in north Sioux Falls. Neighbors include Sioux Falls Human Society, Brower Relocation, Grand Prairie Foods, FedEx, Northwest Corp, and more. Approximately 1.6 miles to I-90 & Hwy 100 and approximately 2.0 miles to I-229 & Benson Road. Located in Park 8 East Industrial Park



**GREGG BROWN, MBA, SIOR**  
Senior Vice President, COO  
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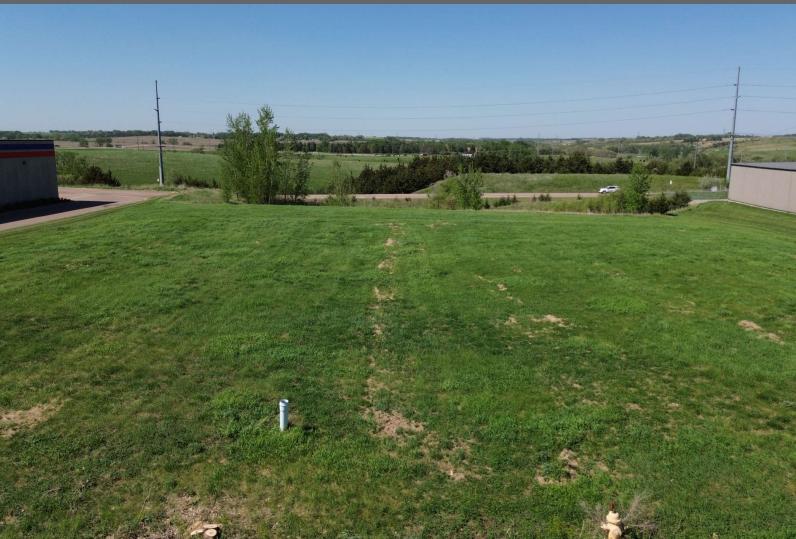
2500 W. 49th St. Suite 100  
Sioux Falls, SD 57105  
605.357.7100  
naisiouxfalls.com

# PHOTOS

4000 E WILCOX ST  
Sioux Falls, SD 57104

FOR SALE

Land





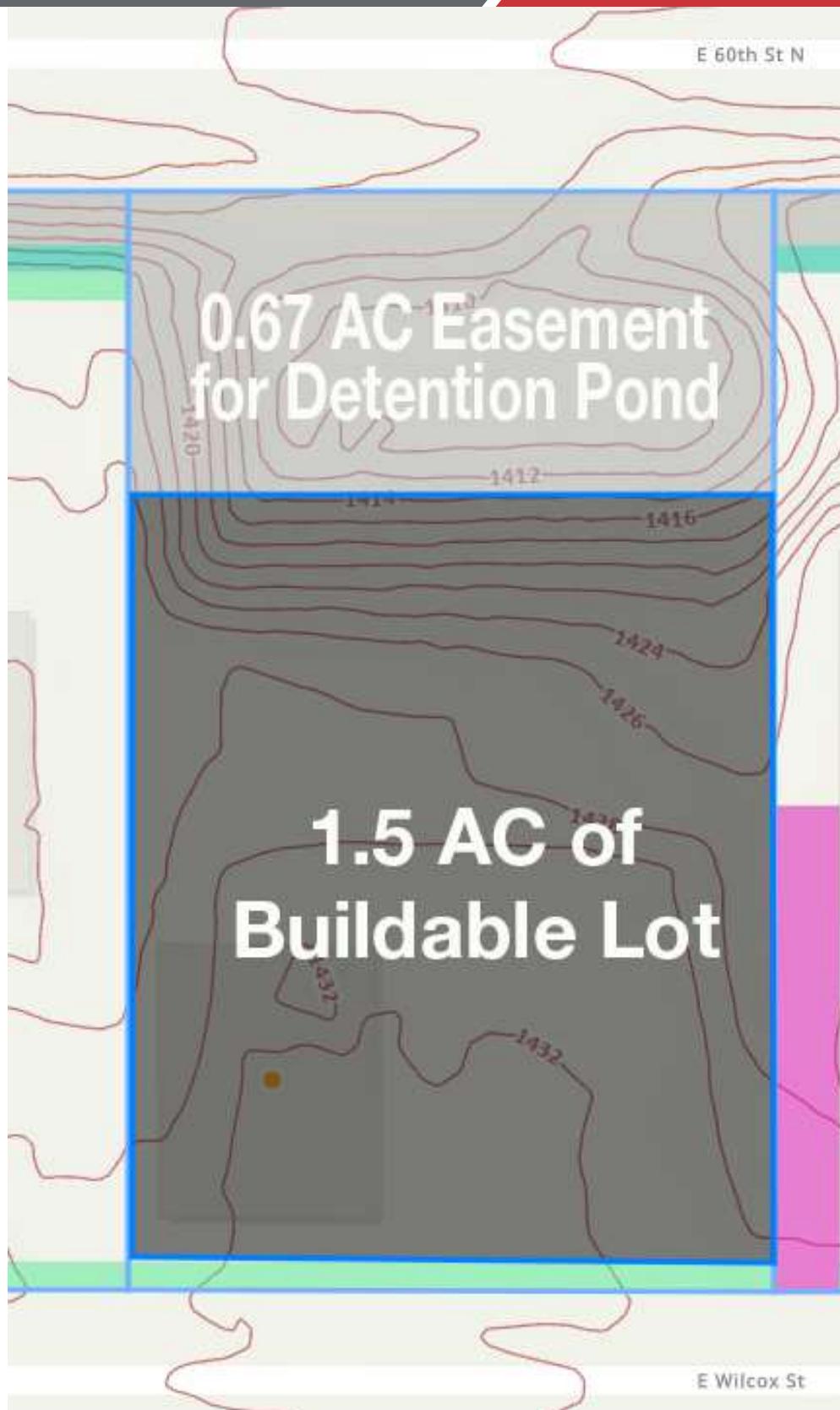
# TOPOGRAPHIC MAP

4000 E WILCOX ST

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**NAISioux Falls**

2500 W. 49th St. Suite 100

Sioux Falls, SD 57105

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[naisiouxfalls.com](http://naisiouxfalls.com)

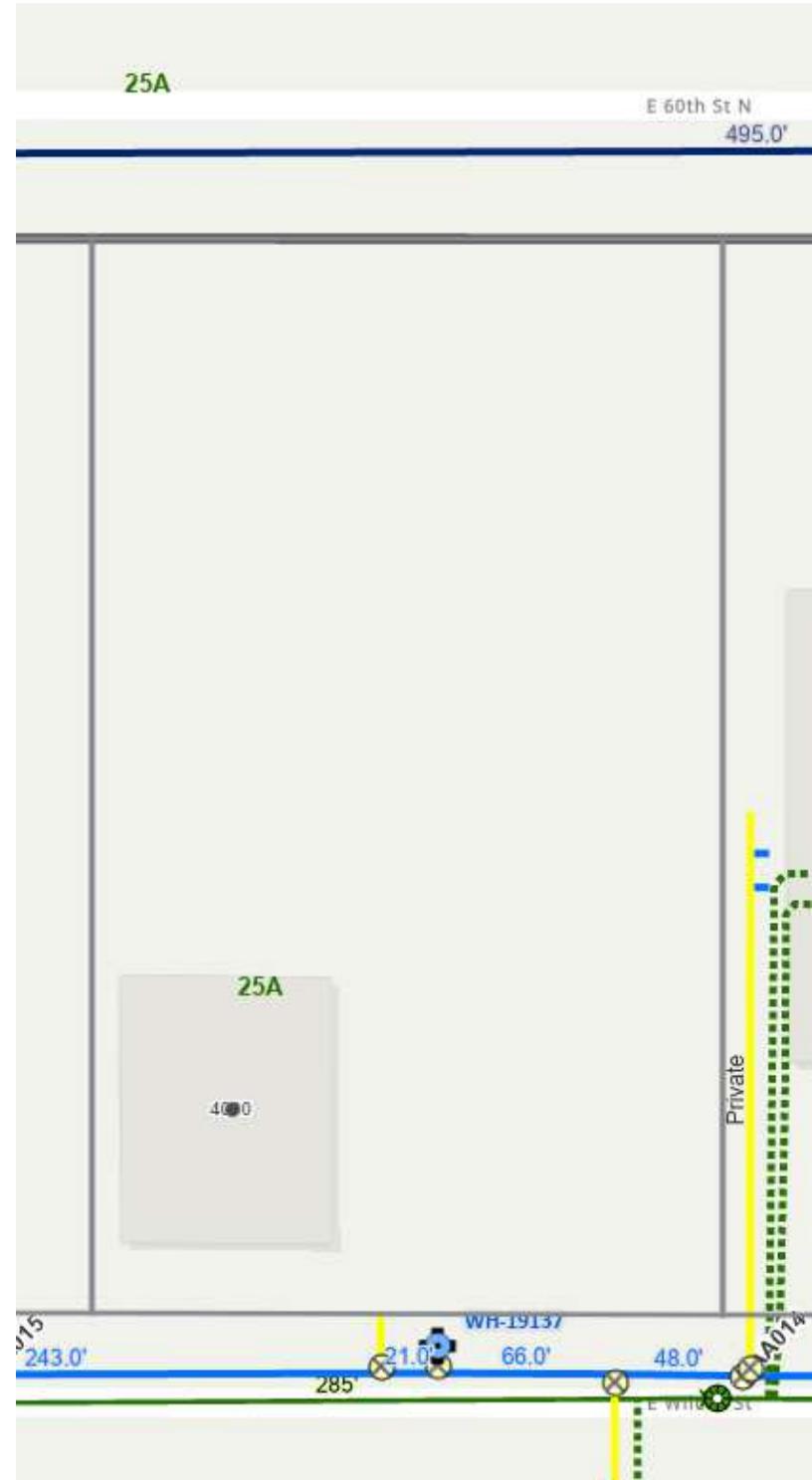
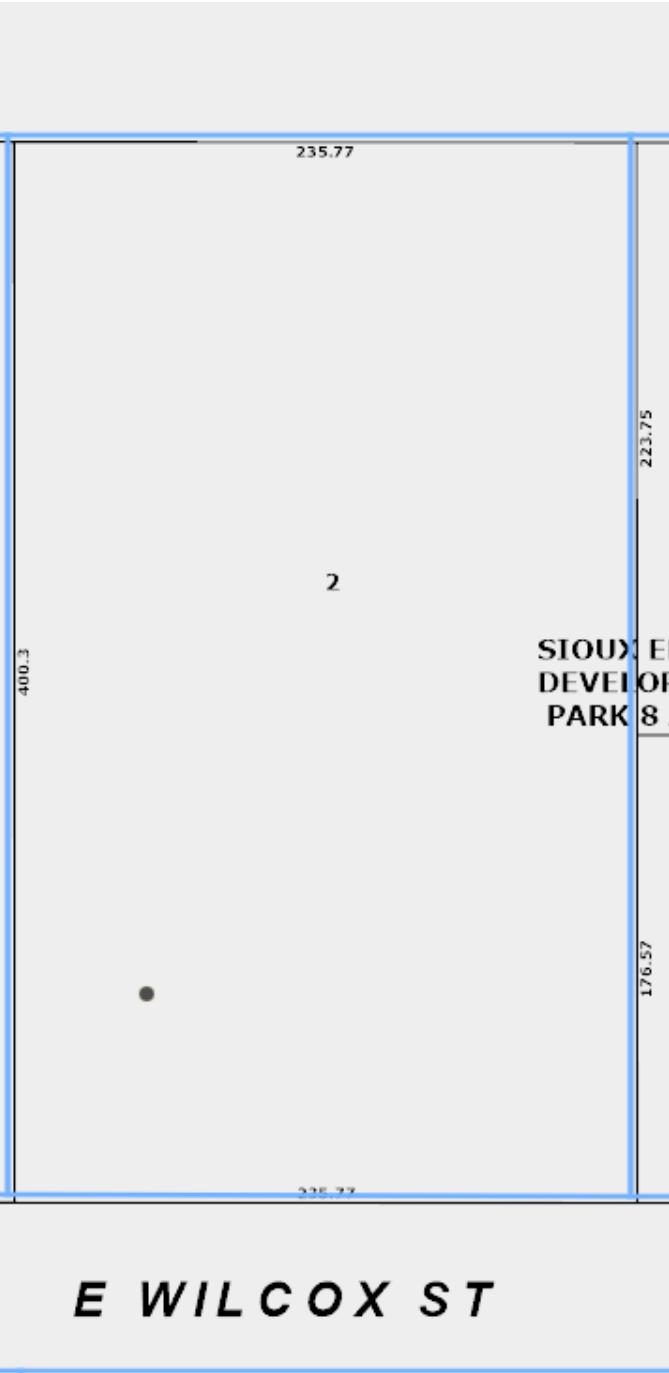
# DIMENSIONS AND UTILITIES

4000 E WILCOX ST

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Land



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