



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

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

## 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



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# PHOTOS

4000 E WILCOX ST  
Sioux Falls, SD 57104

# FOR SALE

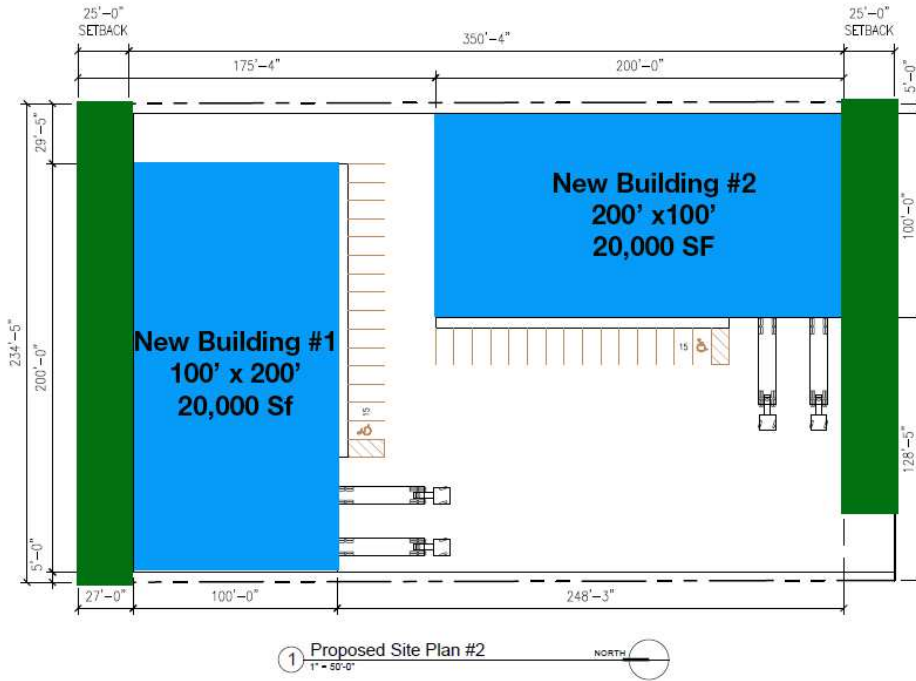
Land



# SITE PLANS

4000 E WILCOX ST  
Sioux Falls, SD 57104

FOR SALE  
Land



SITE INFORMATION	
ZONE:	I-1
FORM:	WM1
FRONT YARD SETBACK:	= 25'-0"
SIDE/REAR YARD SETBACK:	= 0
MAXIMUM HEIGHT:	= 45'-0"
BUFFER YARD:	N/A
PARKING INFORMATION	
FOR STRUCTURES 50,000 SF OR LESS,	1 SPACE / 1,500 SF
FOR STRUCTURES GREATER THAN 50,000 SF,	1 SPACE / 1,500 SF UP TO 50,000 SF
AND THEN 1 SPACE / 4,000 SF	ABOVE 50,000 SF
20,000 SF / 1,500 SF =	14 SPACES
14 x 2 BUILDINGS =	28 SPACES
PROVIDED SPACES =	30 SPACES
(INCLUDES 2 REQUIRED ACCESSIBLE SPACES)	



SITE INFORMATION	
ZONE:	I-1
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FRONT YARD SETBACK:	= 25'-0"
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FOR STRUCTURES GREATER THAN 50,000 SF,	1 SPACE / 1,500 SF UP TO 50,000 SF
AND THEN 1 SPACE / 4,000 SF	ABOVE 50,000 SF
35,000 SF / 1,500 SF =	24 SPACES
PROVIDED SPACES =	24 SPACES
(INCLUDES 1 REQUIRED ACCESSIBLE SPACE)	

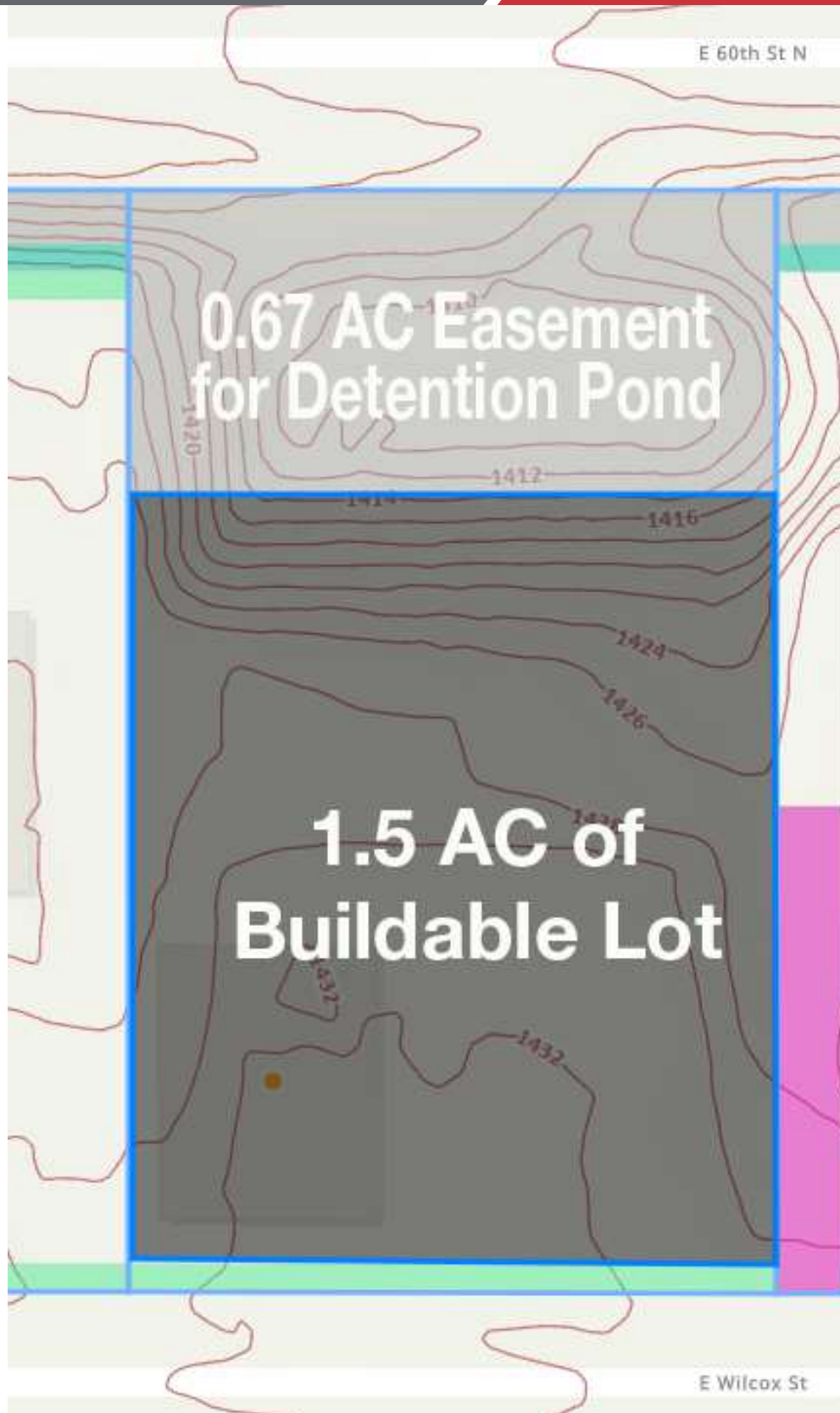


# TOPOGRAPHIC MAP

4000 E WILCOX ST  
Sioux Falls, SD 57104

FOR SALE

Land

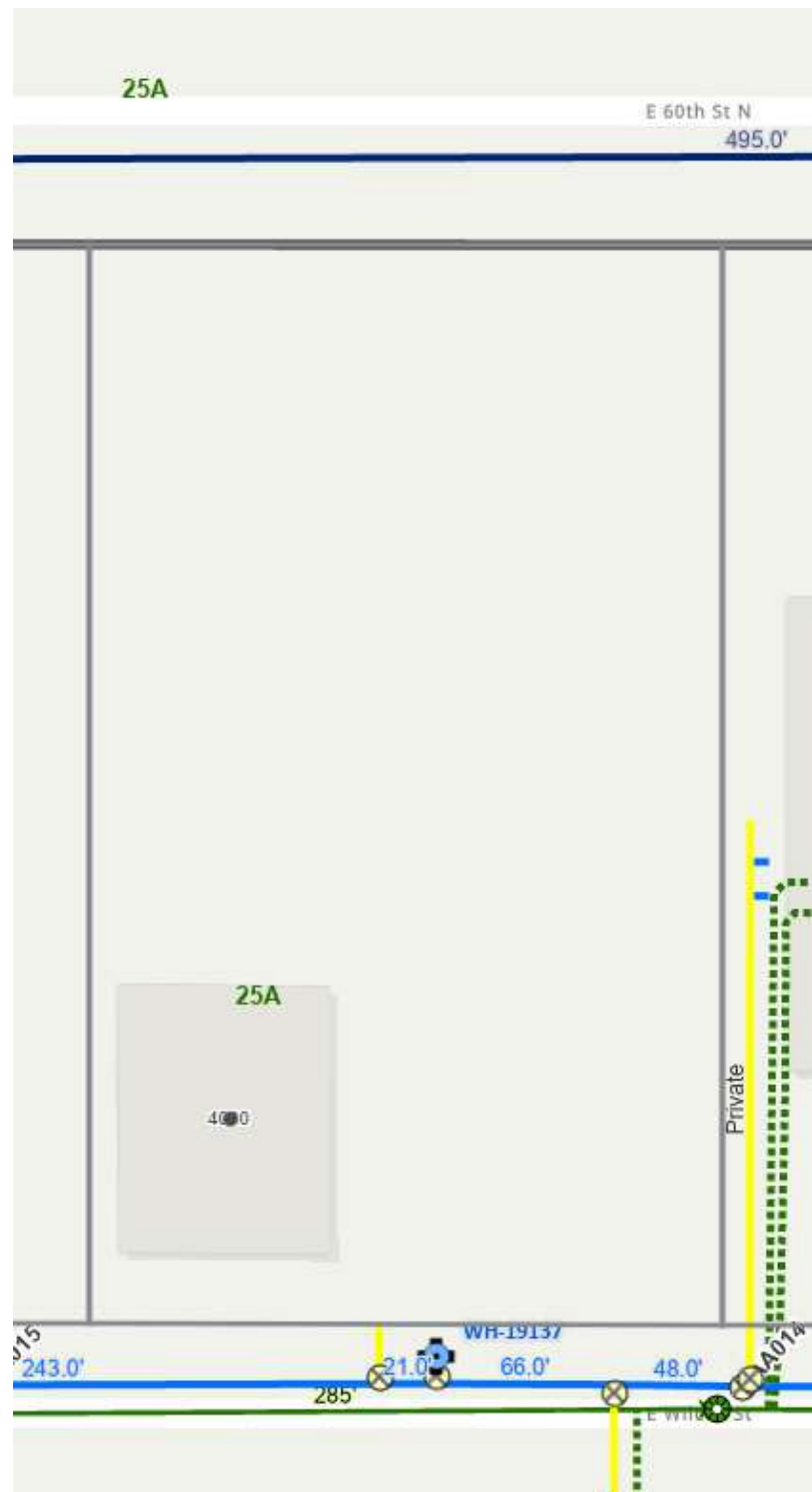


# DIMENSIONS AND UTILITIES

4000 E WILCOX ST  
Sioux Falls, SD 57104

FOR SALE

Land



# LOCATION MAP

4000 E WILCOX ST  
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FOR SALE

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**NA** Sioux Falls

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