

ALLOY

SIOUX FALLS

ONE

145,000 SQ FT
FOR SALE OR LEASE
**MODERN
WAREHOUSE**

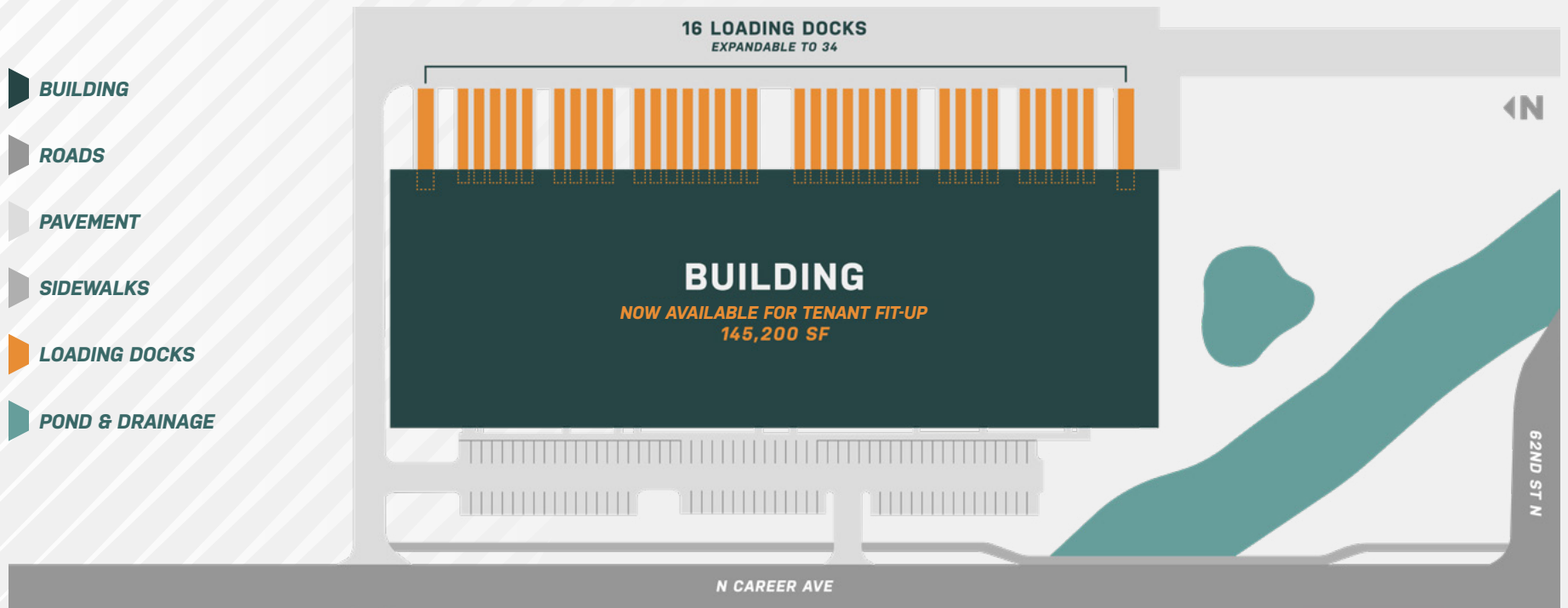


5400 N CAREER AVE | SIOUX FALLS, SOUTH DAKOTA



















CBRE

 **ENCLAVE**



PROPERTY DETAILS

	TOTAL PROPOSED BUILDING SF	145,200		DOCK DOORS	16 w/ 9'W x 10'H doors (ability to add more)
	SALE PRICE	Contact for Pricing		DRIVE-INS	2 w/ 14'W x 16'H doors
	LEASE RATE PSF/YR, NNN	\$7.50		COLUMN SPACING	55' x 50'
	EST. TOTAL OPEX PSF/YR	\$2.15		BUILDING DIMENSIONS	220' x 660'
	SF AVAILABLE	24,200 - 145,200		PARCEL NUMBER	11525400025000
	AVAILABLE FOR OCCUPANCY	Immediate		ACRES OF LAND	11.87
	CONSTRUCTION	Tilt-up concrete w/ steel frame		ZONING	I-2; Heavy Industrial
	CLEAR HEIGHT	28'			




*Divisible
in 24,200
square foot
increments*




*6.5"
reinforced
concrete
floors*



*TI Allowance
available*




*28' clear
height*




*Build-to-Suit
or Turn-Key*



*3 ingress/
egress points*



*3-phase |
1,600 amps |
277/480 volt*



*Natural gas
unit heaters*



*106 parking
spaces w/
expansion
potential*

PROPERTY HIGHLIGHTS





64 trailer parking spots



Dock doors & drive-ins face East



Twelve 48" recessed loading docks w/ ability to add more



Six drive-ins w/ 14' x 16' overhead doors



Insulated concrete tilt-up walls



ESFR fire suppression



Signage options available



Natural gas & electricity metered separately



Available Now

PROPERTY HIGHLIGHTS



**STATE-OF-THE-ART
INDUSTRIAL FACILITY
IN SIOUX FALLS**

THE LOCATION

ALLOY ONE





208,884

**2021
POPULATION**

**CITY IN THE STATE
OF SOUTH DAKOTA**

LARGEST



1.71%

**POPULATION
GROWTH RATE**

**2021 POPULATION
BREAKDOWN**

50.2% MALE
49.8% FEMALE



\$66,761

**MEDIAN HH INCOME
FOR 2017-2021**

**HAVE BACHELOR'S
DEGREE OR HIGHER**

36%



**SIoux FALLS
DEMOGRAPHICS**



CBRE



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SIOUX FALLS, SOUTH DAKOTA

ALLOY
SIOUX FALLS **ONE**

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