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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

NAI Sioux Falls is pleased to offer for sale the 100% fee Simple interest in the Former Sioux Falls Citibank Campus, a 68.94 acre industrial development opportunity located in Sioux Falls, SD. The site is zoned I-1, light industrial, allowing warehousing and industrial uses, including new construction or redevelopment of the existing buildings.

The site consists of three (3) existing interconnected office buildings of institutional building quality, providing at total of 369,424 square feet on two levels. The raised floor former call center space could be converted into conditioned self-storage, data centers, or light manufacturing. The former daycare building is 49,424 square feet and could be converted to a medical use. The excess land, 19.66 acres zoned light industrial, can yield four (4) separate buildings.

Strategically located, the Former Sioux Falls Citibank Campus is located directly south of I-90 off the N. Cliff Avenue exit. The property is in a mature industrial park that offers access to both I-90 (east-west) and I-29 (north-south) travel corridors and the airport. South Dakota ranks #1 for corporate tax, #1 for individual income tax, and #2 overall for 2024 state business tax index, making it attractive for companies to grow.

This property is being sold as separate buildings and land parcels or as a whole. **Total campus price is \$23,926,854 (\$57.13/SF).** Offers will be entertained as they are received.

INVESTMENT HIGHLIGHTS

Property Overview

- 68.94 acres in-fill location
- Immediate access to I-90
- Ability to redevelop and build-to-suit

Strategic Location

- Immediately adjacent to Sioux Falls Regional Airport
- .9 miles to the I-90, Cliff Avenue Exit and 2.17 miles to I-29, 60th Street Exit
- Sioux Falls Metro area labor pool and location supports a diverse and growing roster of institutional tenants



A scenic view of a river with a waterfall and a bridge at sunset. The river flows over a rocky ledge, creating a small waterfall. In the background, a bridge spans the river. The sky is a mix of orange and blue, indicating the time is either dawn or dusk. On the left, there is a small wooden building on a grassy hill. The overall scene is peaceful and picturesque.

PROPERTY OVERVIEW

BUILDING I - 701 E. 60TH STREET N.

Property Information

Zoning	I-1
Year Built	1981
Age	43 Years
Land to Building Ratio	1:5
Vacancy	90%
Vacant SF	110,725 SF
Parking Spaces	563
HVAC	Condenser Water System/ Heat Pumps
Roof	Tar & Gravel
Exterior Finish	Tilt Up Concrete/Slab on Grade
Dock Doors	2
Elevators	1 freight, 1 passenger
Finished Ceiling Height	9'
Slab to Slab 1st Floor	12'4"
Slab to Slab 2nd Floor	14'10"
Column Spacing	30'
Floor	Raised System - 16"
Sprinkler System	Wet

UPS

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

Generator

Size/ Manufacturer	1375/ KVA, Caterpillar 3512
Items Covered	Full Building Systems
CER Cooling	CRAC Units/ Liebert
Electric Capacity	2 Megawatts

Fuel Tanks

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



Sale Price
\$6,084,626.00

Price/SF
\$49.46



Building Square Feet
123,028 SF

Average Floor Size
62,000 SF

Stories
Two

Layout
Open Plan/Call Center/Office



Total Land Area
18.73 AC (Two Lots)

Main Lot: 15.00 AC
Vacant Lot: 409 E. 60th Street N.
— 3.73 AC

PROPOSED USES



Data Center



Industrial



Self Storage

BUILDING II - 705 E. 60TH STREET N.

Property Information

Zoning	I-1
Year Built	1983
Age	41 Years
Land to Building Ratio	1:5
Vacancy	100%
Vacant SF	124,103 SF
Parking Spaces	752
HVAC	Condenser Water System/ Heat Pumps
Roof	Tar & Gravel
Exterior Finish	Tilt Up Concrete/Slab on Grade
Dock Doors	3
Roll Up Doors	1
Elevators	1 freight, 1 passenger
Finished Ceiling Height	9'
Slab to Slab 1st Floor	12'4"
Slab to Slab 2nd Floor	14'10"
Column Spacing	30'
Floor	Raised System - 16"
Sprinkler System	Wet
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
Electric Capacity	2 Megawatts
Fuel Tanks	
Type	UST - in a cement vault
Total Fuel Tank Capacity	10,000 gallons
Duration Full Load	3.5 days



Sale Price
\$6,067,138.00

Price/SF
\$48.89



Building Square Feet
124,103 SF

Average Floor Size
62,000 SF

Stories
Two

Layout
Open Plan/Call Center/Office



Total Land Area
17.37 AC (Two Lots)

Main Lot: 14.09 AC
Vacant Lot: 4810 N. 4th Avenue
— 3.28 AC

PROPOSED USES



Data Center



Industrial



Self Storage

BUILDING III - 500 E. 56TH STREET N.

Property Information

Zoning	I-1
Year Built	1996
Age	28 Years
Land to Building Ratio	1:5
Vacancy	0%
Vacant SF	0 SF
Parking Spaces	644
HVAC	Condenser Water System/ Heat Pumps
Roof	Tar & Gravel
Exterior Finish	Tilt Up Concrete/Slab on Grade
Dock Doors	2
Roll Up Doors	2
Elevators	1 freight, 1 passenger
Finished Ceiling Height	9'
Slab to Slab 1st Floor	12'4"
Slab to Slab 2nd Floor	14'10"
Column Spacing	30'
Floor	Raised System - 16"
Sprinkler System	Wet

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
Electric Capacity	2 Megawatts

Fuel Tanks

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



Sale Price
\$9,524,711.00

Price/SF
\$77.88



Building Square Feet
122,293 SF

Average Floor Size
62,000 SF

Stories
Two

Layout
Open Plan/Call Center/Office



Total Land Area
26.28 Acres (Three Lots)
Main Lot: 14.09 AC
Lot 2: 400 E. 56th Street N.
— 5.21 AC
Lot 3: 800 E. 56th Street N.
— 6.98 AC

PROPOSED USES



Data Center



Industrial



Self Storage

DAYCARE BUILDING - 4800 N. 4TH AVENUE

Property Information	
Zoning	I-1
Year Built	1983
Age	41 Years
Land to Building Ratio	1:5
Vacancy	100%
Vacant SF	49,424 SF
Parking Spaces	280
HVAC	Condenser Water System/ Heat Pumps
Roof	Tar & Gravel
Exterior Finish	Tilt Up Concrete/Slab on Grade
Dock Doors	1
Sprinkler System	Wet



Sale Price
\$2,250,379

Price/SF
\$45.53



Building Square Feet
49,424 SF

Average Floor Size
49,424 SF

Stories
One

Layout
Daycare



Total Land Area
6.55 AC

Property: 6.09 AC
Driveway: 0.46 AC



PROPOSED USES



Daycare



Medical



Office

CURRENT TENANT INFORMATION

BUILDING I

Victory Life Church

Occupies approximately 18,000 square feet on a month-to-month basis with 30 days notice to terminate by either tenant or landlord. Contact listing agents for tenant lease information.



Real Estate Taxes:	\$1.59
Insurance:	\$0.53
CAM:	\$3.00
Total NNN:	\$5.11
Tenant Income: (Gross Rent)	\$1.41

BUILDING II

PARKING LOT RENTALS

There are currently two tenants ground leasing a portion of the parking lot. Contact listing agents for tenant lease information.



Real Estate Taxes:	\$1.11
Insurance:	\$0.53
CAM:	\$2.58
Total NNN:	\$4.23
Tenant Income: (Gross Rent)	\$2.17

BUILDING III

Avera

Contact listing agents for tenant lease information.



Real Estate Taxes:	\$1.61
Insurance:	\$0.54
CAM:	\$2.04
Total NNN:	\$4.19
Tenant Income: (NNN Rent)	\$13.52

DAYCARE BUILDING

Real Estate Taxes:	\$1.56
Insurance:	\$0.52
CAM:	\$2.37
Total NNN:	\$4.44

UTILITY PROVIDERS



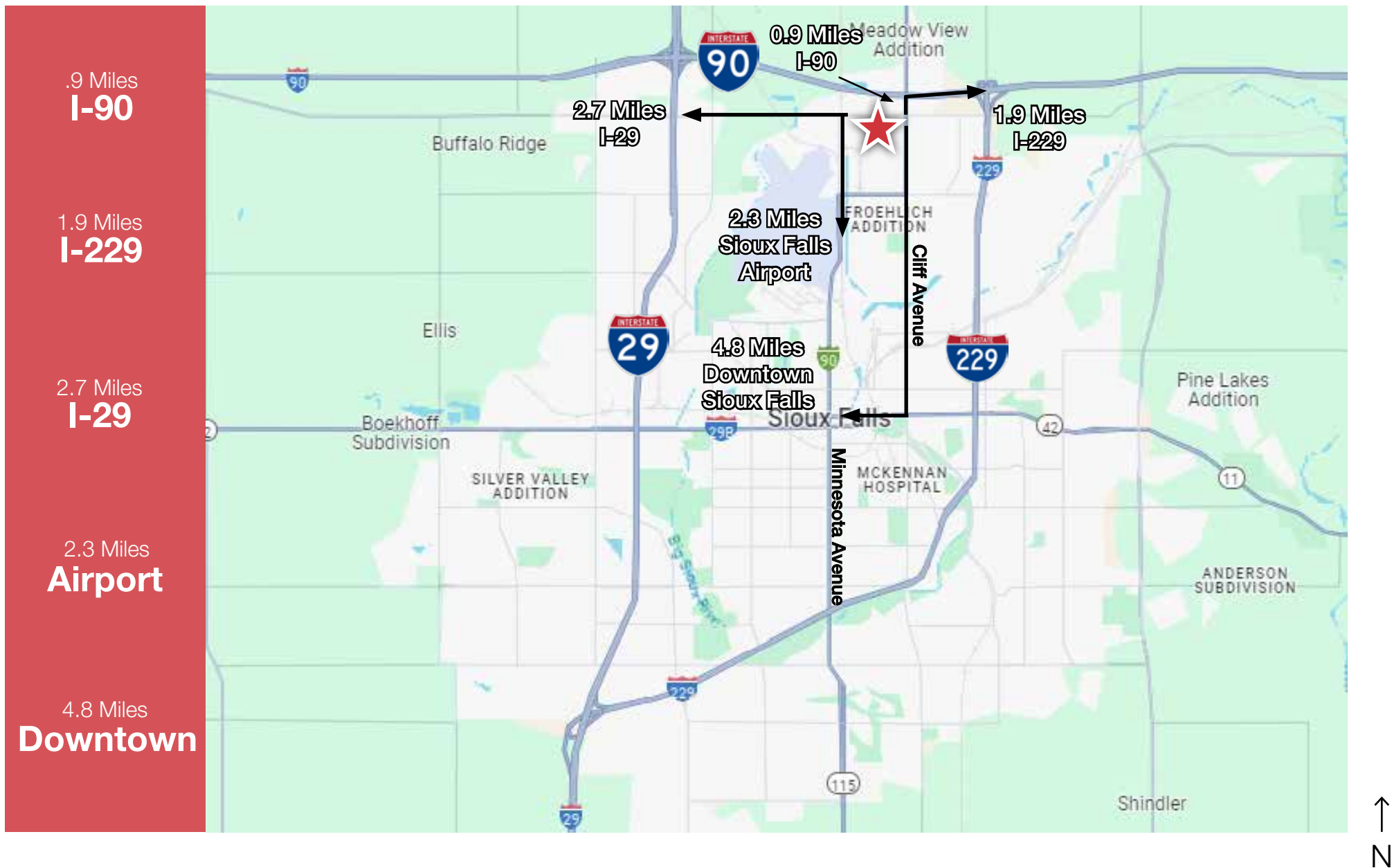
A scenic view of a river with a waterfall and a bridge at sunset. The river flows over a rocky ledge, creating a small waterfall. In the background, a bridge spans the river. The sky is a mix of orange and blue, indicating the time is either sunrise or sunset. On the left, there is a small wooden building and some trees. The overall scene is peaceful and picturesque.

MAPPING

AERIAL

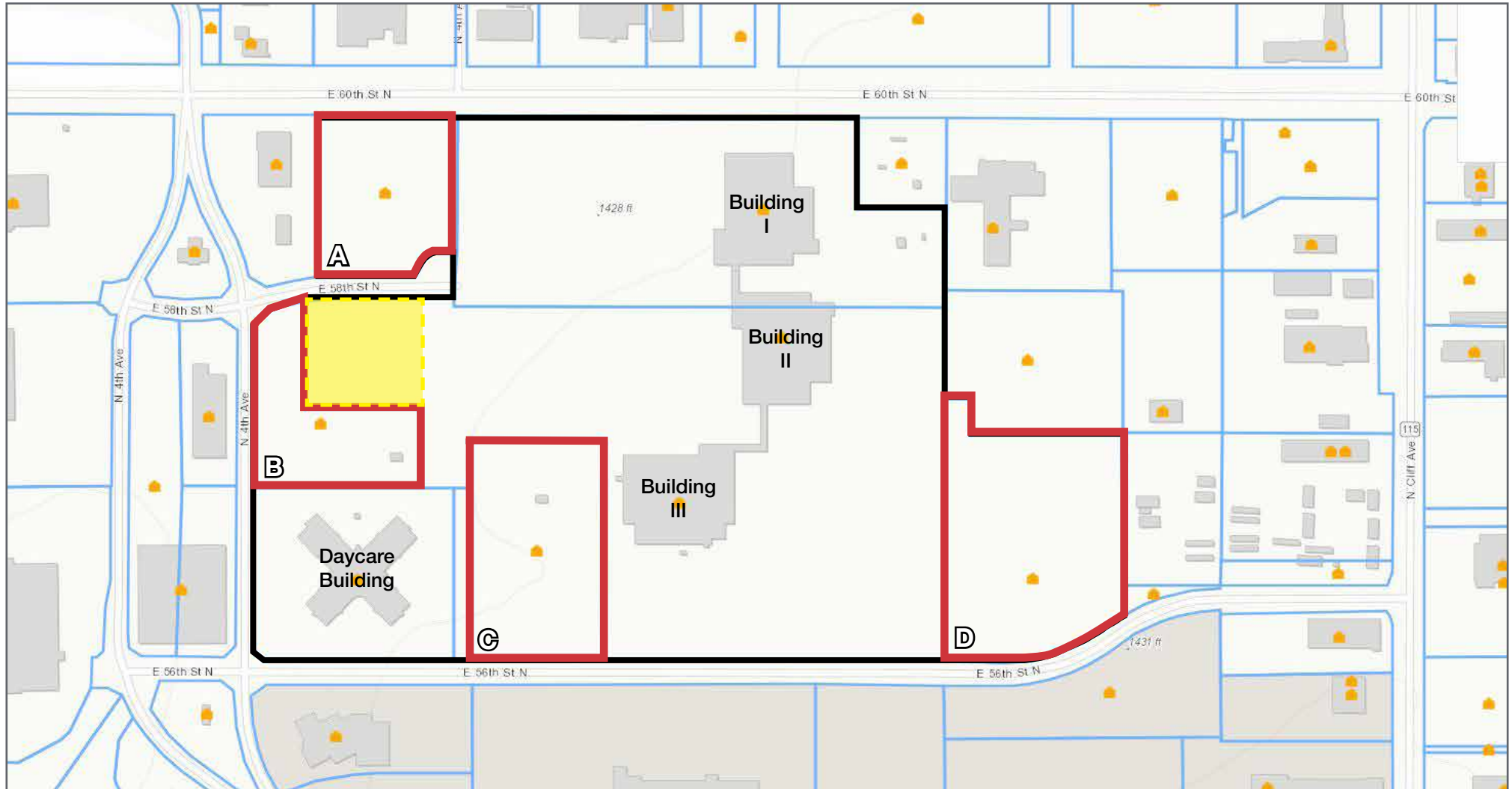


TRANSIT DISTANCES



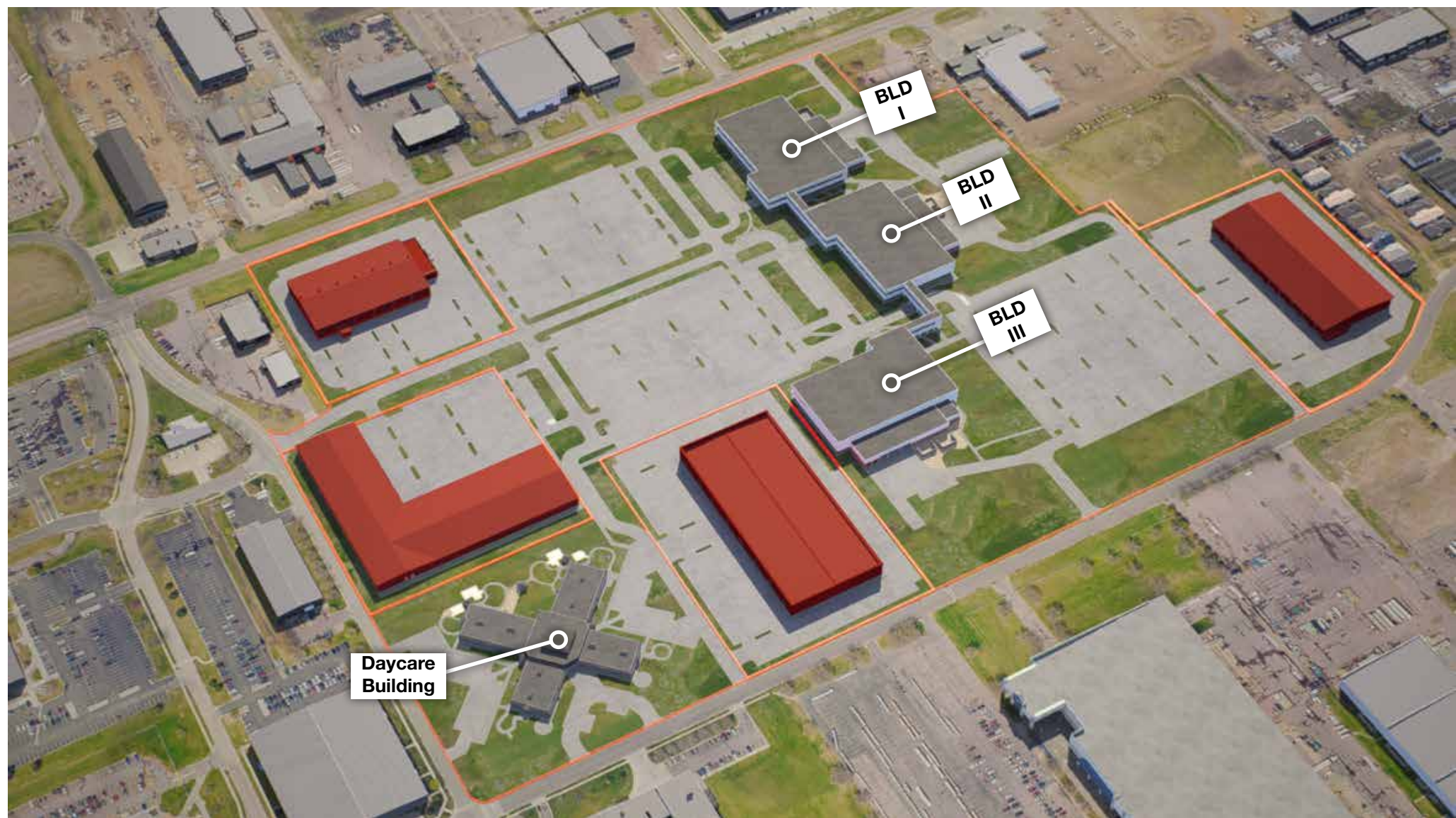
CURRENT TAX PARCELS

*Subject to Replatting



↑
N

PROPOSED FUTURE DEVELOPMENT



↑
N

The red buildings are conceptual in nature and the actual size and location of the buildings is subject to approval by the City's planning and zoning department.



FLOOR PLANS

BUILDING I

701 E. 60TH STREET N.

1ST FLOOR

64,750 SQ. FT.
BUILDING NET

48,168 SQ. FT.
OPEN FLOOR

1,178 SQ. FT.
VERTICALS

1,059 SQ. FT.
RESTROOMS

4,704 SQ. FT.
KITCHEN / BREAK

11,049 SQ. FT.
CORE FUNCTIONS

Courtyard

Cafeteria
Lounge

Loading
Docks



① BUILDING 1 - FIRST FLOOR
SCALE 1/8" = 1'-0"

BUILDING I

701 E. 60TH STREET N.

2ND FLOOR

57,313 SQ. FT.
BUILDING NET

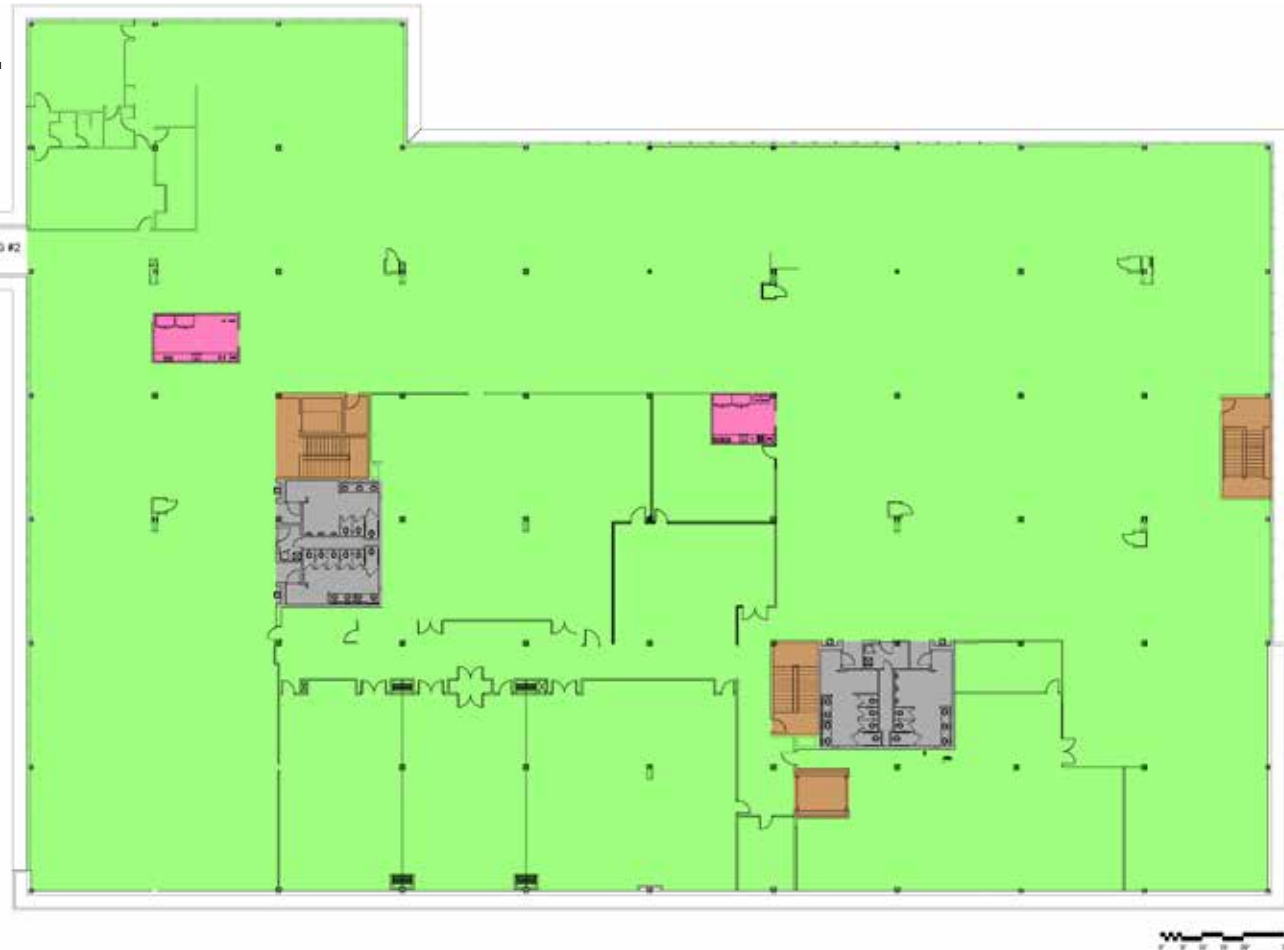
54,034 SQ. FT.
OPEN FLOOR

1,191 SQ. FT.
VERTICALS

1,809 SQ. FT.
RESTROOMS

429 SQ. FT.
KITCHEN / BREAK

TO BLDG #2



1

BUILDING 1 - SECOND FLOOR

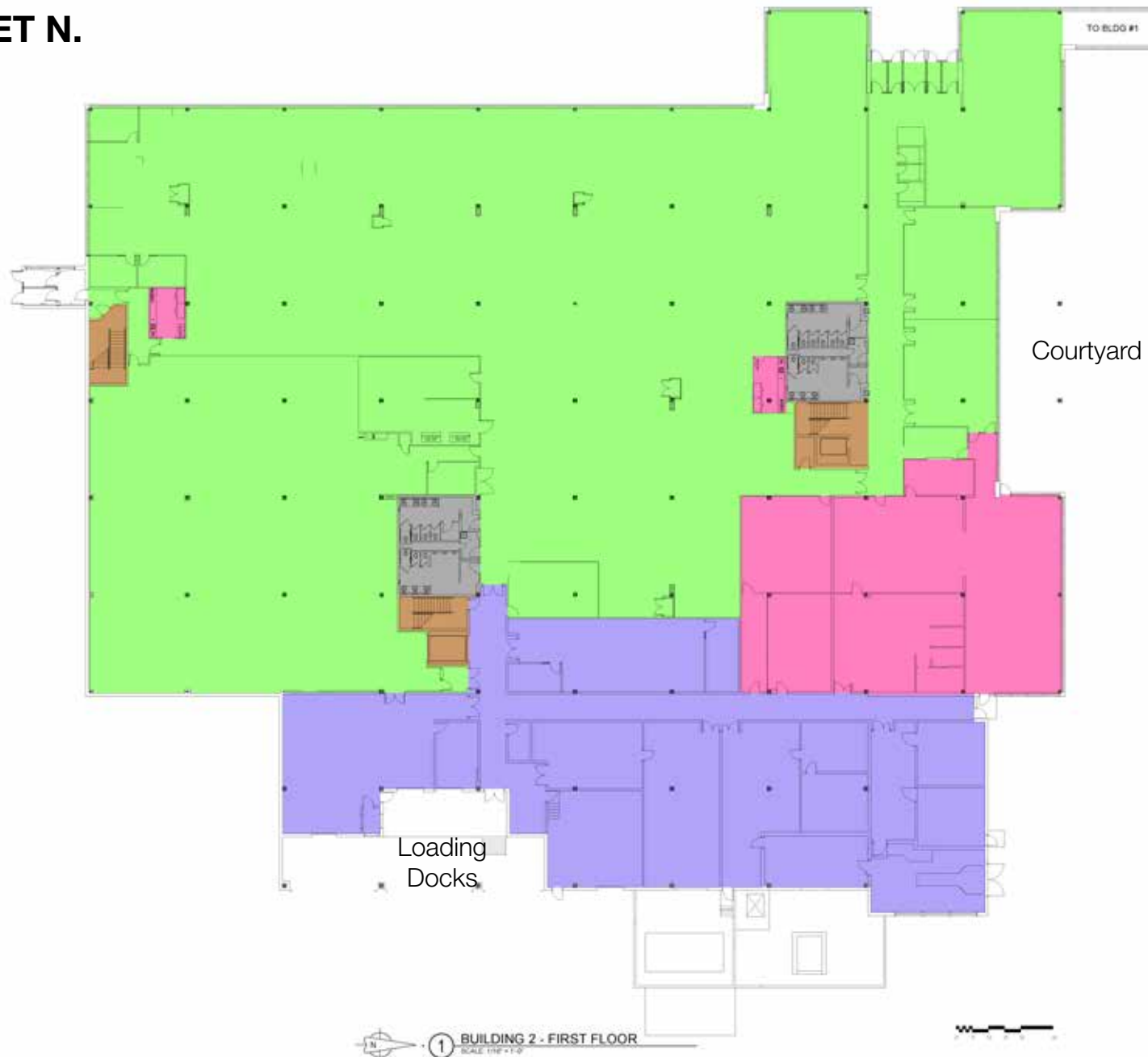
SCALE: 1/8" = 1'-0"

BUILDING II

705 E. 60TH STREET N.

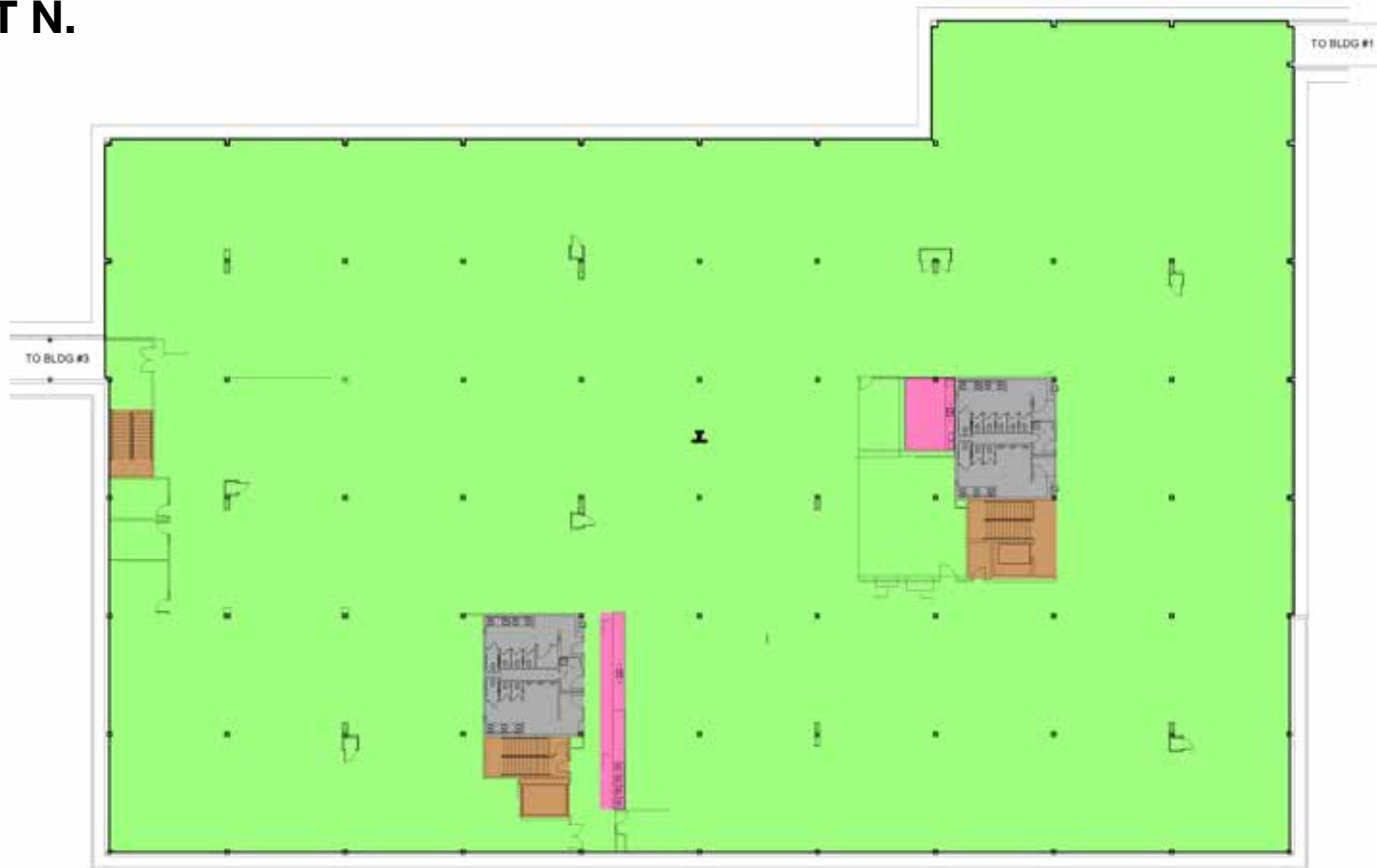
1ST FLOOR

- 55,404 SQ. FT. BUILDING NET
- 43,498 SQ. FT. OPEN FLOOR
- 1,105 SQ. FT. VERTICALS
- 1,581 SQ. FT. RESTROOMS
- 6,858 SQ. FT. KITCHEN / BREAK
- 13,422 SQ. FT. CORE FUNCTIONS



BUILDING II
705 E. 60TH STREET N.
2ND FLOOR

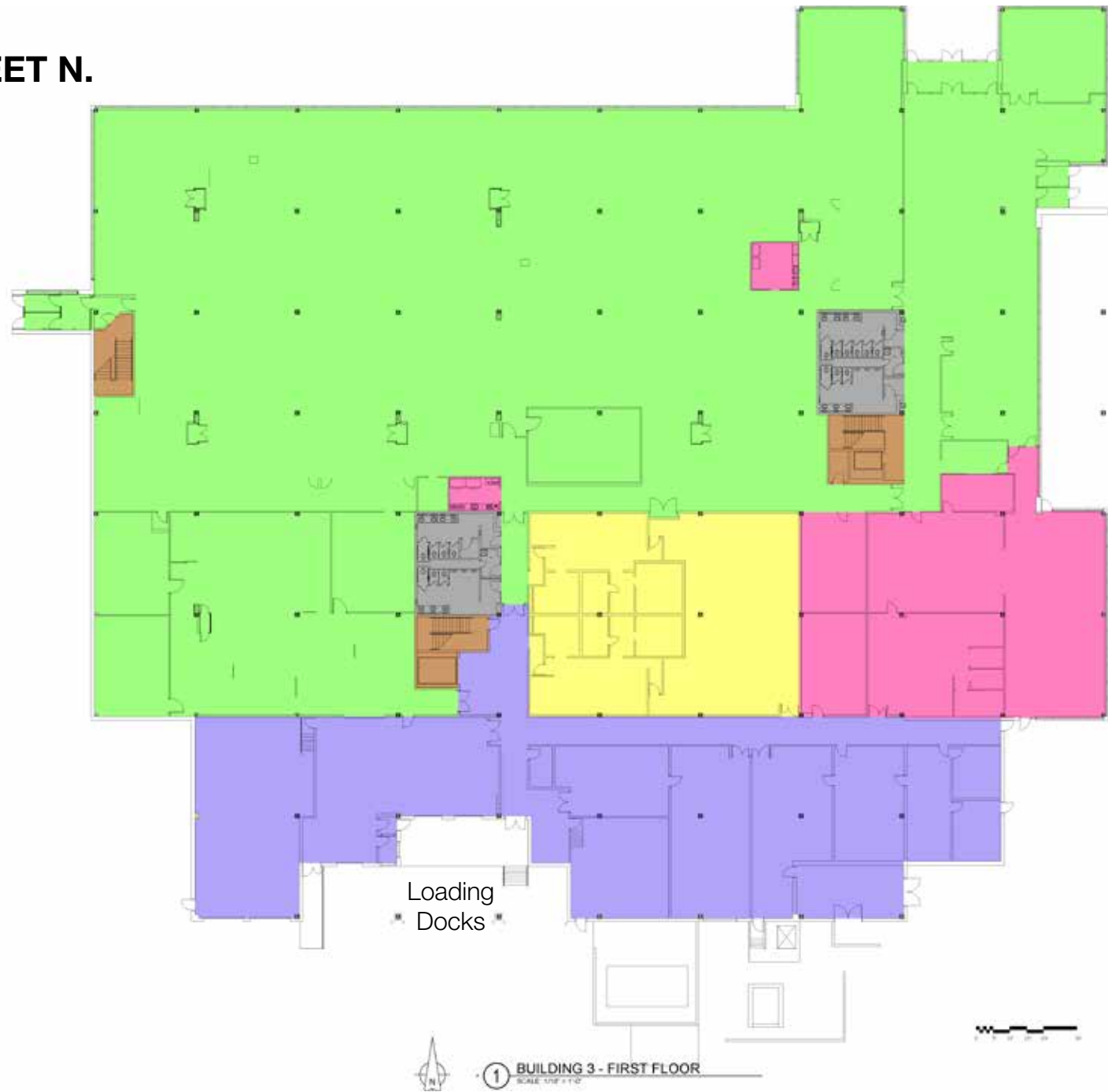
- 57,205 SQ. FT. BUILDING NET
- 54,034 SQ. FT. OPEN FLOOR
- 1,442 SQ. FT. VERTICALS
- 1,582 SQ. FT. RESTROOMS
- 543 SQ. FT. KITCHEN / BREAK



1 BUILDING 2 - SECOND FLOOR
SCALE: 1/8" = 1'-0"

BUILDING III
500 E. 56TH STREET N.
1ST FLOOR

- 67,169 SQ. FT.
BUILDING NET
- 43,498 SQ. FT.
OPEN FLOOR
- 1,121 SQ. FT.
VERTICALS
- 1,587 SQ. FT.
RESTROOMS
- 8,361 SQ. FT.
KITCHEN / BREAK
- 12,579 SQ. FT.
CORE FUNCTIONS
- 4,877 SQ. FT.
FITNESS CENTER



BUILDING III
500 E. 56TH STREET N.
2ND FLOOR

67,201 SQ. FT.
 BUILDING NET

54,148 SQ. FT.
 OPEN FLOOR

996 SQ. FT.
 VERTICALS

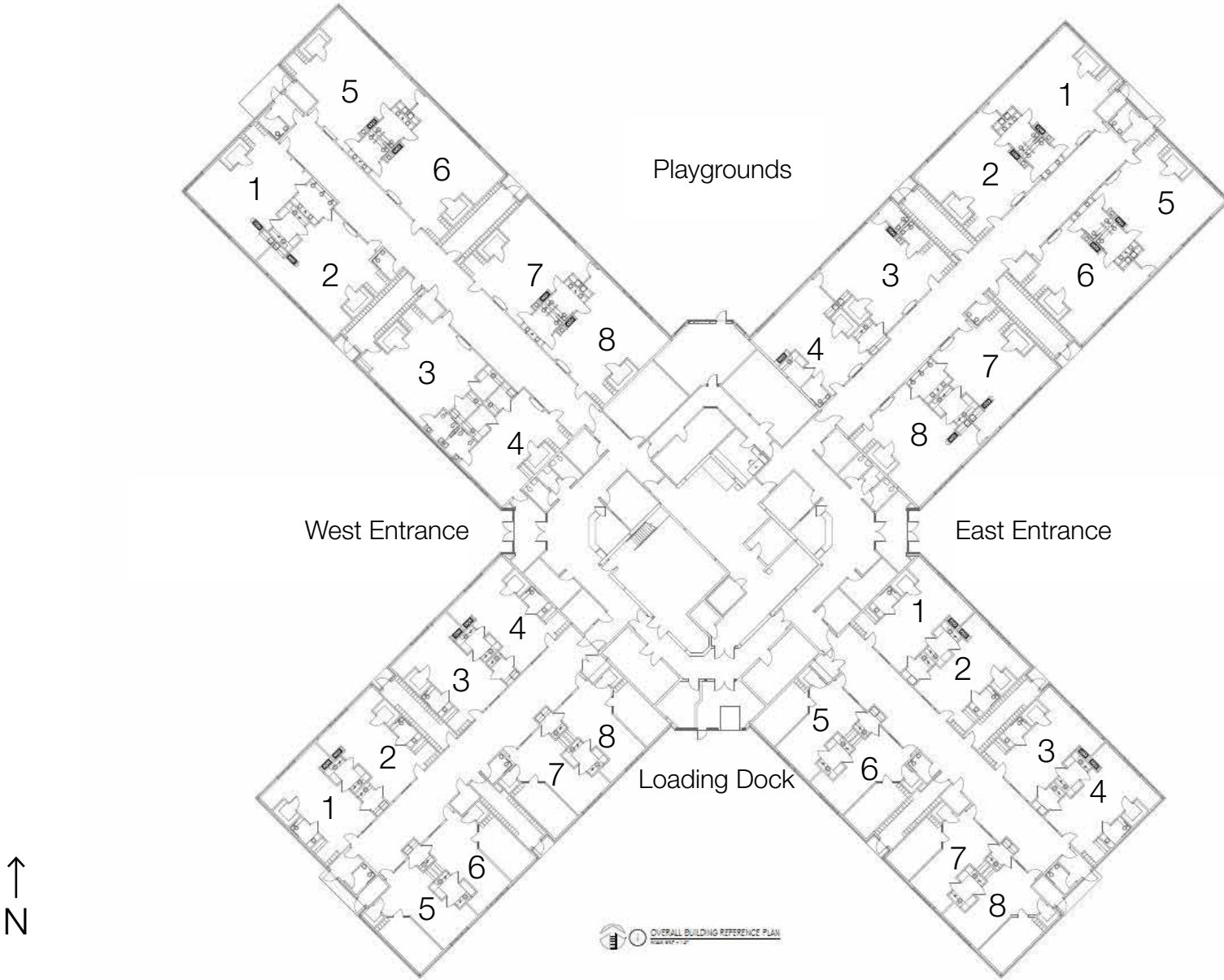
1,592 SQ. FT.
 RESTROOMS

483 SQ. FT.
 KITCHEN/BREAK



① BUILDING 3 - SECOND FLOOR
 SCALE: 1/8" = 1'-0"

DAYCARE BUILDING
4800 N. 4TH AVENUE





PHOTOS

BUILDING I



BUILDING II




BUILDING III



DAYCARE BUILDING





DEMOGRAPHICS & SIOUX FALLS INFORMATION

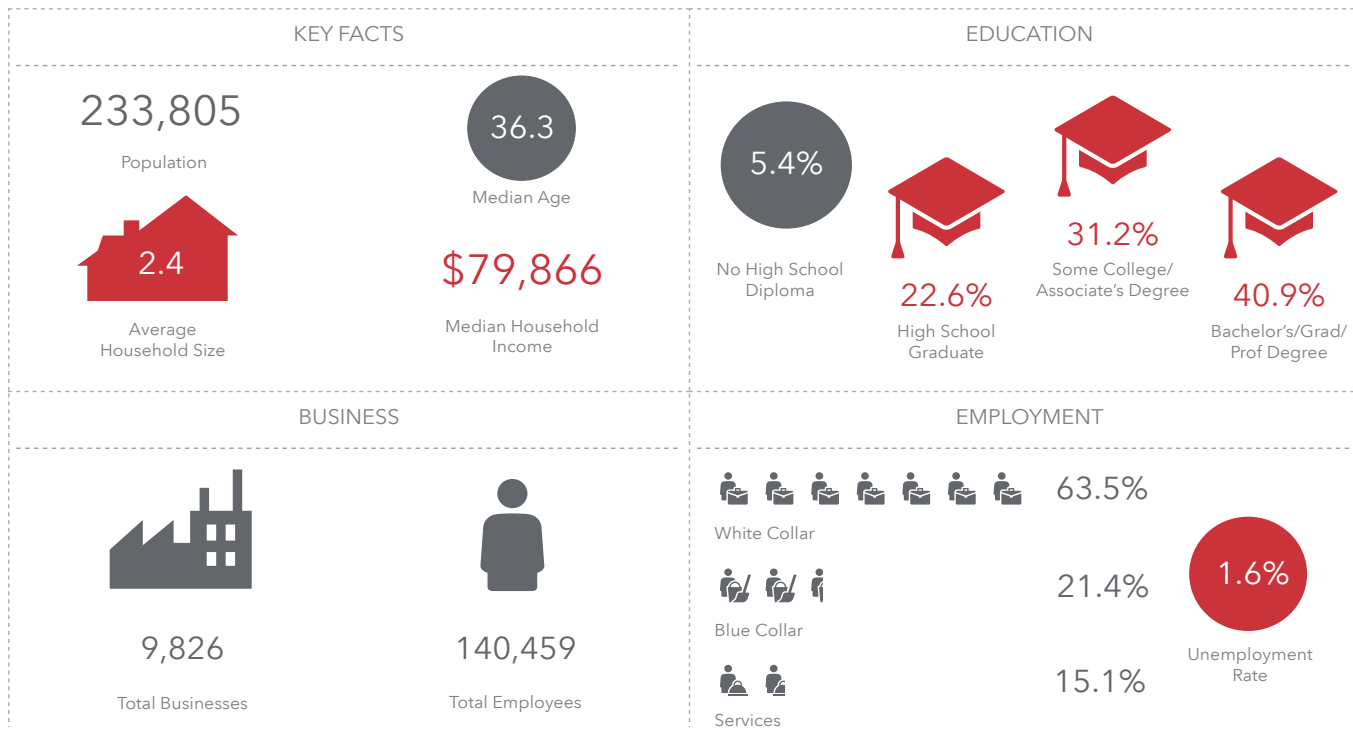
Sioux Falls, located in southeastern South Dakota, is the state's largest city providing a vibrant cultural and economic hub of the region. Named after the cascading waterfalls on the Big Sioux River, the city blends natural beauty with urban amenities. It boasts a growing population, diverse industries including healthcare, finance, manufacturing, and a strong educational infrastructure. Falls Park, with its picturesque waterfalls, is a focal point for residents and visitors alike. Sioux Falls offers a blend of outdoor recreation, arts and culture, along with a welcoming community atmosphere, making it a dynamic place to live and visit in the Midwest.

In addition to its economic vitality and natural beauty, Sioux Falls is known for its strong community spirit and quality of life. The city hosts numerous events and festivals throughout the year, drawing visitors from across the region. Its downtown area has undergone significant revitalization, featuring a mix of historic architecture, trendy boutiques, restaurants, and nightlife venues.

Sioux Falls also prides itself on its healthcare facilities, including Sanford Health and Avera Health, which serve not only local residents but also patients from surrounding states. The city's commitment to healthcare has positioned it as a regional medical hub.

Culturally, Sioux Falls supports a thriving arts scene, with venues like the Washington Pavilion offering theaters, art galleries, and science exhibits. The SculptureWalk, an outdoor art gallery featuring sculptures from local and international artists, enhances the city's aesthetic appeal. Levitt at the Falls, an outdoor concert venue in downtown Sioux Falls, features 50 free concerts every summer.

For outdoor enthusiasts, Sioux Falls provides ample opportunities for recreation with its extensive park system, bike trails, and nearby state parks like Palisades State Park. Whether you're enjoying a peaceful afternoon at Falls Park or exploring the Great Plains Zoo, residents and visitors alike find plenty to appreciate in Sioux Falls' blend of urban amenities and natural surroundings.



TOP EMPLOYERS

Sanford Health

Avera Health

Sioux Falls School District

Smithfield Foods

Hy-Vee Food Stores

Amazon

Wells Fargo

City of Sioux Falls

Walmart/Sam's Club

Citi

Department of Veterans Affairs

First PREMIER Bank / PREMIER Bankcard

Lifescape

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