

# NAISioux Falls

FOR SALE  
FORMER CITIBANK CAMPUS  
BUILDINGS & LAND



**BUILDING I**



**BUILDING II**



**BUILDING III**



**DAYCARE BUILDING**



2500 W 49th Street Suite 100  
Sioux Falls, SD 57105  
605 357 7100  
naisiouxfalls.com

Gregg Brown, MBA, SIOR  
Partner  
605 906 0394  
gbrown@naisiouxfalls.com

Troy Fawcett, CCIM, SIOR  
Partner, Principal Broker  
605 321 2199  
tfawcett@naisiouxfalls.com

**NAISioux Falls**



# TABLE OF CONTENTS

- 03 Executive Summary
- 05 Overview
- 12 Mapping
- 17 Floor Plans
- 25 Photos
- 30 Demographics

Disclaimer: Information included or referred to herein is furnished by third parties and is not guaranteed as to its accuracy or completeness. You understand that all information included or referred to herein is confidential and furnished solely for the purpose of your review in connection with a potential purchase of the subject property, as applicable. Independent estimates of pro forma income and expenses should be developed by you before any decision is made on whether to make any purchase. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and are qualified in their entirety by the actual documents to which they relate. The asset owner(s), their servicers, representatives and/or brokers, including but not limited to NAI Sioux Falls, legal entity of property owner, and their respective agents, representatives, affiliates and employees (i) make no representations or warranties of any kind, express or implied, as to any information or projections relating to the subject asset(s), and hereby disclaim any and all such warranties or representations, and (ii) shall have no liability whatsoever arising from any errors, omissions or discrepancies in the information.



# 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 a 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





# 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
<b>UPS</b>	
Size/ Manufacturer	500, KVA, Powerware 9315
Items Covered by UPS	Critical Systems
Battery Type	Enerys Wet Calls
<b>Generator</b>	
Size/ Manufacturer	1375/ KVA, Caterpillar 3512
Items Covered	Full Building Systems
CER Cooling	CRAC Units/ Liebert
Electric Capacity	2 Megawatts
<b>Fuel Tanks</b>	
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



**Building Square Feet**  
123,028 SF



**Total Land Area**

18.73 AC (Two Lots)

Main Lot: 15.00 AC

Vacant Lot: 409 E. 60th Street N.  
– 3.73 AC

**Price/SF**  
\$49.46

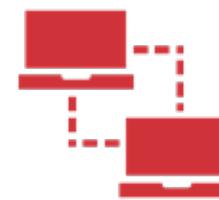
**Average Floor Size**  
62,000 SF

**Stories**  
Two

**Layout**

Open Plan/Call Center/Office

## 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
<b>UPS</b>	
Size/ Manufacturer	500, KVA, Powerware 9315
Items Covered by UPS	Critical Systems
Battery Type	Enerys Wet Cells
<b>Generator</b>	
Size/ Manufacturer	1375/ KVA, Caterpillar 3512
Items Covered	Full Building Systems
CER Cooling	CRAC Units/ Liebert
Electric Capacity	2 Megawatts
<b>Fuel Tanks</b>	
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



**Building Square Feet**  
124,103 SF



**Total Land Area**  
17.37 AC (Two Lots)

Main Lot: 14.09 AC

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

**Price/SF**  
\$48.89

**Average Floor Size**  
62,000 SF

**Stories**  
Two

**Layout**  
Open Plan/Call Center/Office

## PROPOSED USES



**Data Center**



**Industrial**



**Self Storage**

FOR SALE

**FORMER CITIBANK CAMPUS**

**BUILDINGS & LAND**

# 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
<b>UPS</b>	
Size/ Manufacturer	500, KVA, Powerware 9315
Items Covered by UPS	Critical Systems
Battery Type	Enerys Wet Cells
<b>Generator</b>	
Size/ Manufacturer	1375/ KVA, Caterpillar 3512
Items Covered	Full Building Systems
CER Cooling	CRAC Units/ Liebert
Electric Capacity	2 Megawatts
<b>Fuel Tanks</b>	
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



**Building Square Feet**  
122,293 SF



**Total Land Area**  
26.28 Acres (Three Lots)

**Price/SF**  
\$77.88

**Average Floor Size**  
62,000 SF

**Stories**  
Two

**Layout**  
Open Plan/Call Center/Office

## PROPOSED USES



**Data Center**



**Industrial**



**Self Storage**

FOR SALE

FORMER CITIBANK CAMPUS

BUILDINGS & LAND

# 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



**Building Square Feet**  
49,424 SF



**Total Land Area**  
6.55 AC

Property: 6.09 AC

Driveway: 0.46 AC

**Price/SF**  
\$45.53

**Average Floor Size**  
49,424 SF

**Stories**  
One

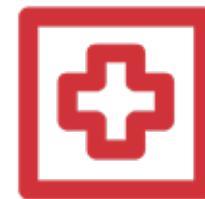
**Layout**  
Daycare



## PROPOSED USES



Daycare



Medical



Office

FOR SALE

FORMER CITIBANK CAMPUS

BUILDINGS & LAND

# 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
<b>Total NNN:</b>	<b>\$5.11</b>
<b>Tenant Income:</b> (Gross Rent)	<b>\$1.41</b>

## 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
<b>Total NNN:</b>	<b>\$4.23</b>
<b>Tenant Income:</b> (Gross Rent)	<b>\$2.17</b>

## UTILITY PROVIDERS



### Water/Sewer:



### Fiber:



## BUILDING III

### Avera



Contact listing agents for tenant lease information.

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

## DAYCARE BUILDING

Real Estate Taxes:	\$1.56
Insurance:	\$0.52
CAM:	\$2.37
<b>Total NNN:</b>	<b>\$4.44</b>

FOR SALE

FORMER CITIBANK CAMPUS

BUILDINGS & LAND

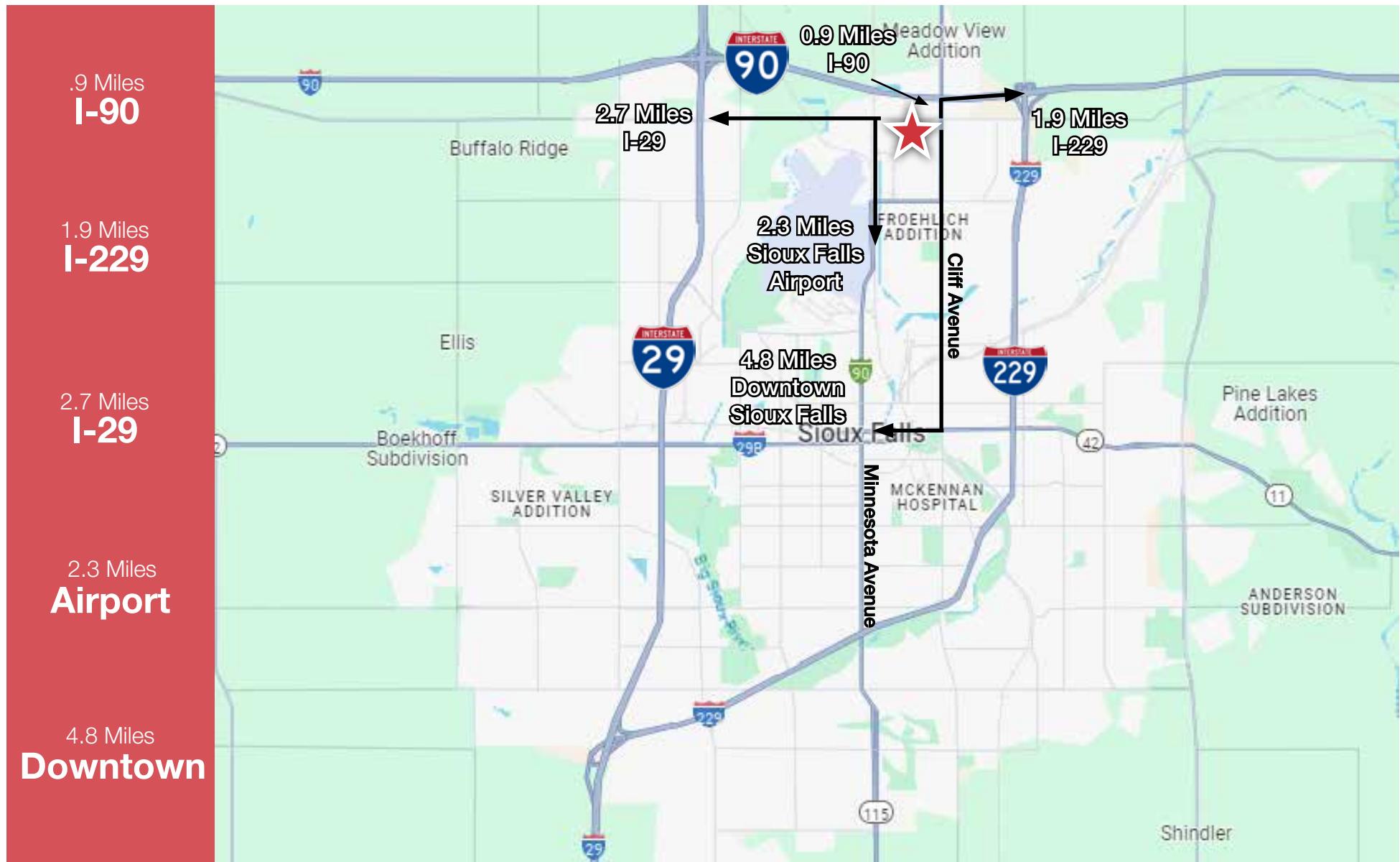


# MAPPING

# AERIAL

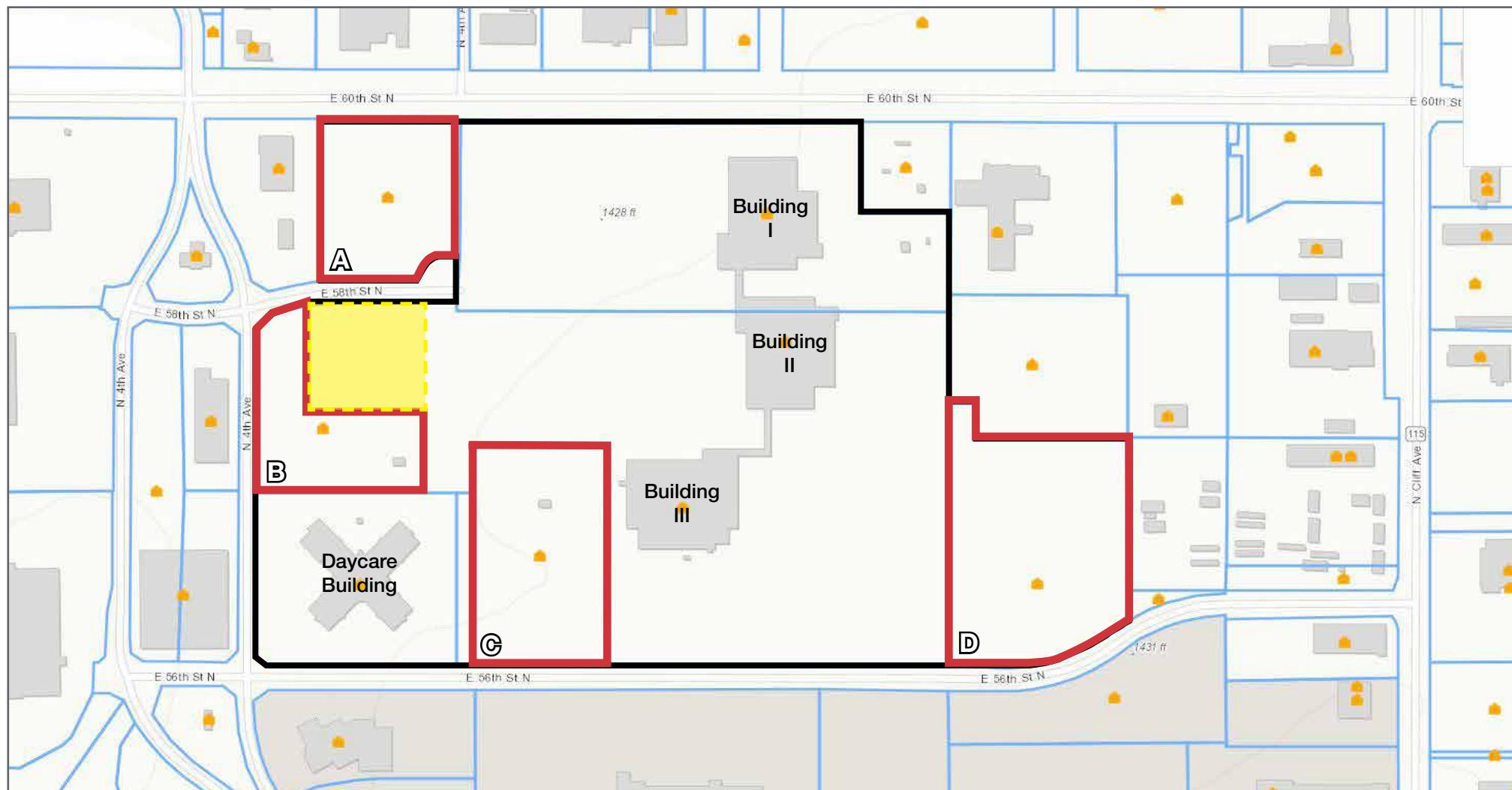


# TRANSIT DISTANCES

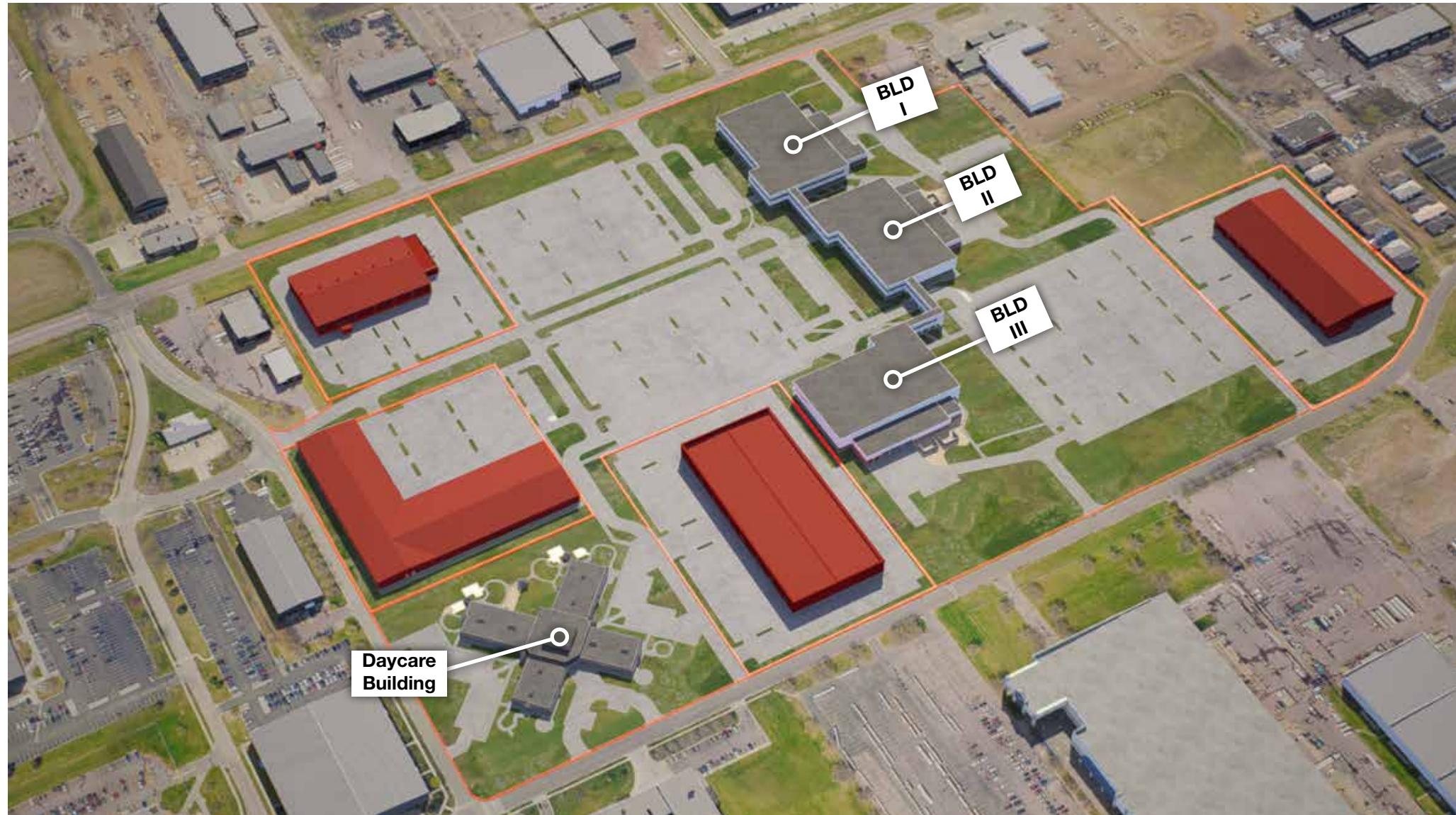


# CURRENT TAX PARCELS

\*Subject to Replatting



# 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**



N  
1  
N  
BUILDING 1 - FIRST FLOOR  
SCALE 1IN = 100'

FOR SALE  
**FORMER CITIBANK CAMPUS**  
BUILDINGS & LAND

# **BUILDING I**

**701 E. 60TH STREET N.  
2ND FLOOR**

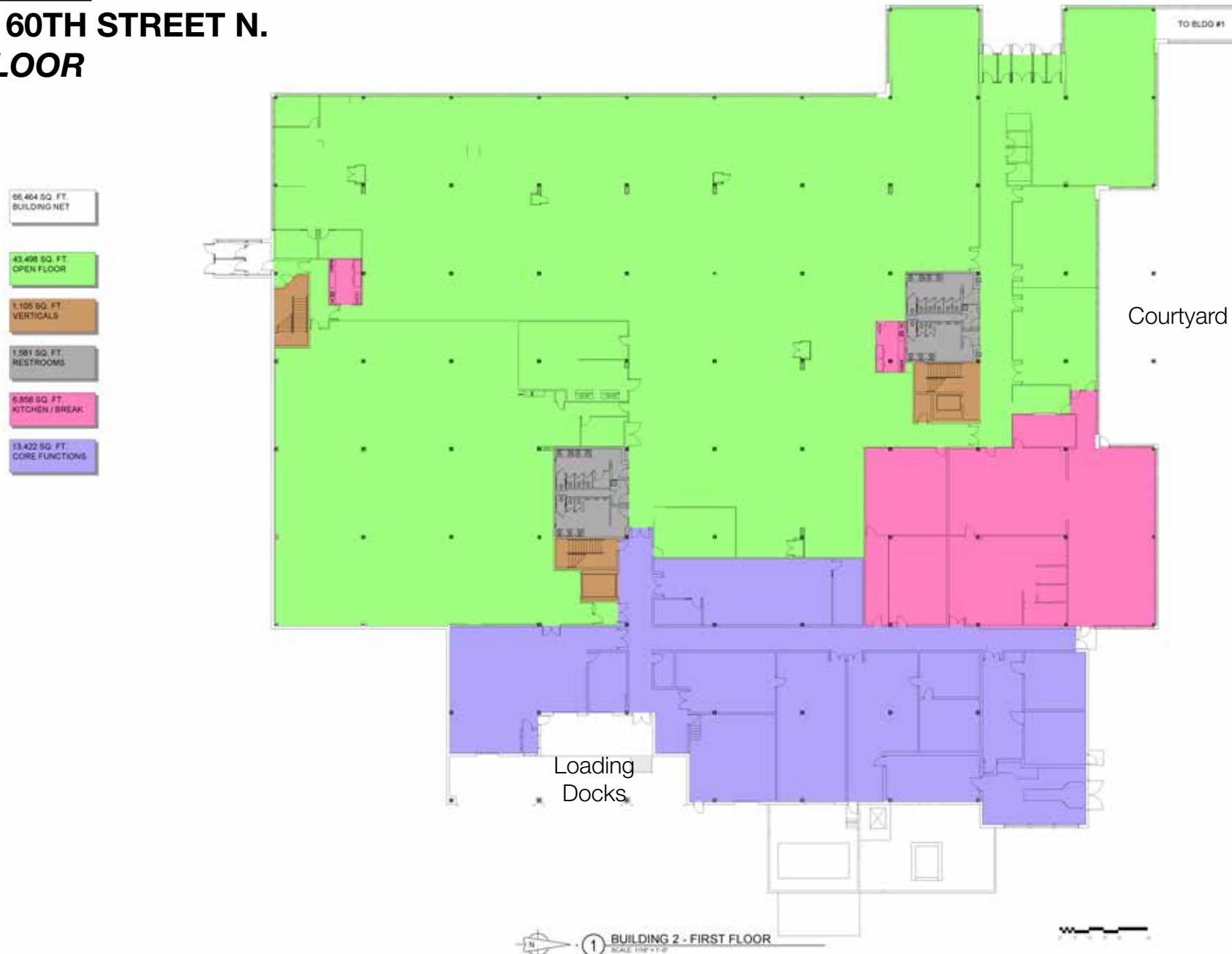


 1 BUILDING 1 - SECOND FLOOR  
SCALE: 118' x 112'

FOR SALE  
**FORMER CITIBANK CAMPUS**  
BUILDINGS & LAND

## **BUILDING II**

**705 E. 60TH STREET N.  
1ST FLOOR**



## BUILDING II

705 E. 60TH STREET N.  
2ND FLOOR

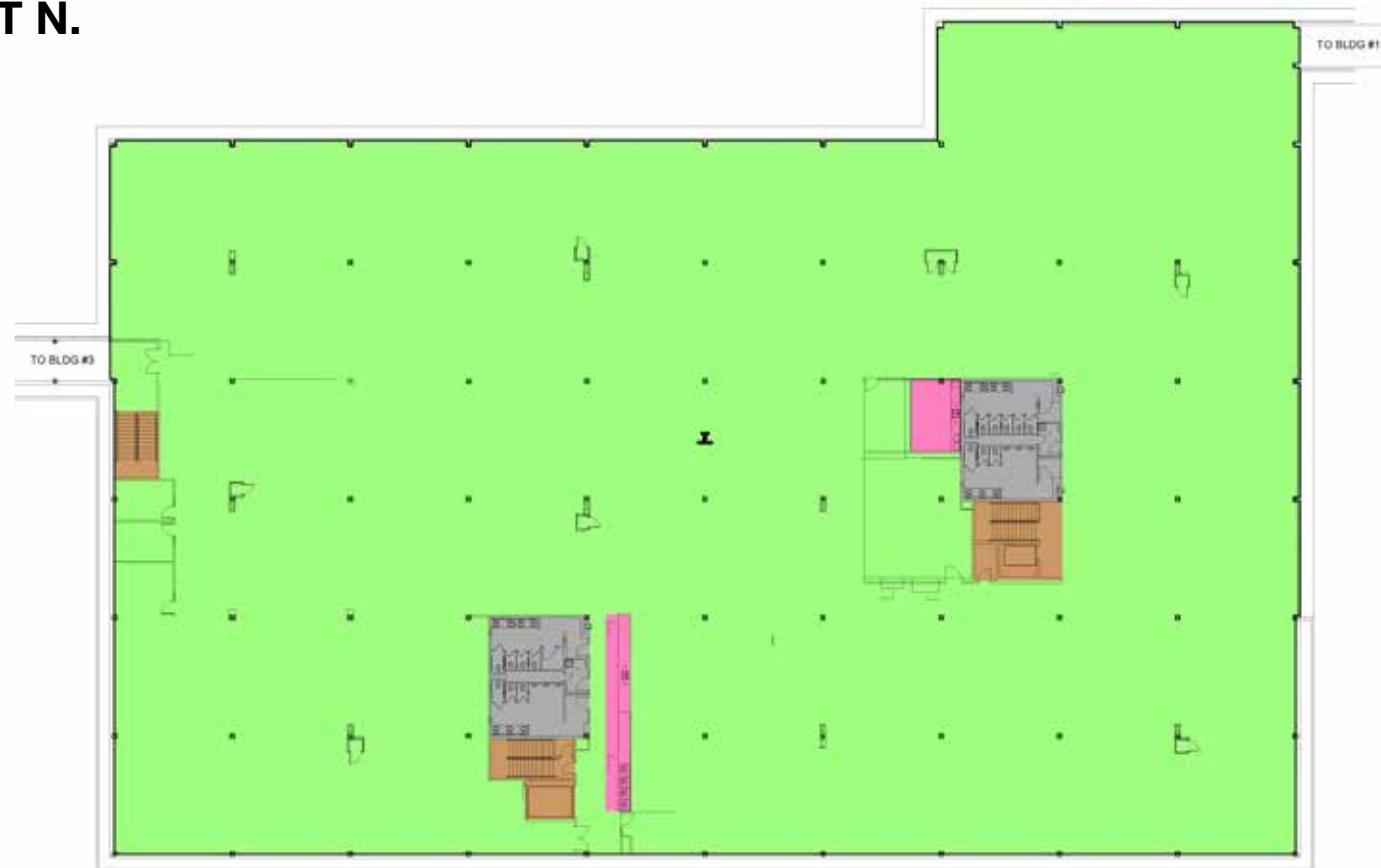
57,205 SQ. FT.  
BUILDING NET

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: 1IN = 10'

**NAI Sioux Falls**

20

FOR SALE  
FORMER CITIBANK CAMPUS  
BUILDINGS & LAND

## **BUILDING III**

**500 E. 56TH STREET N.  
1ST FLOOR**

67,169 SQ. FT.  
BUILDING NET

43,498 SQ. FT.  
OPEN FLOOR

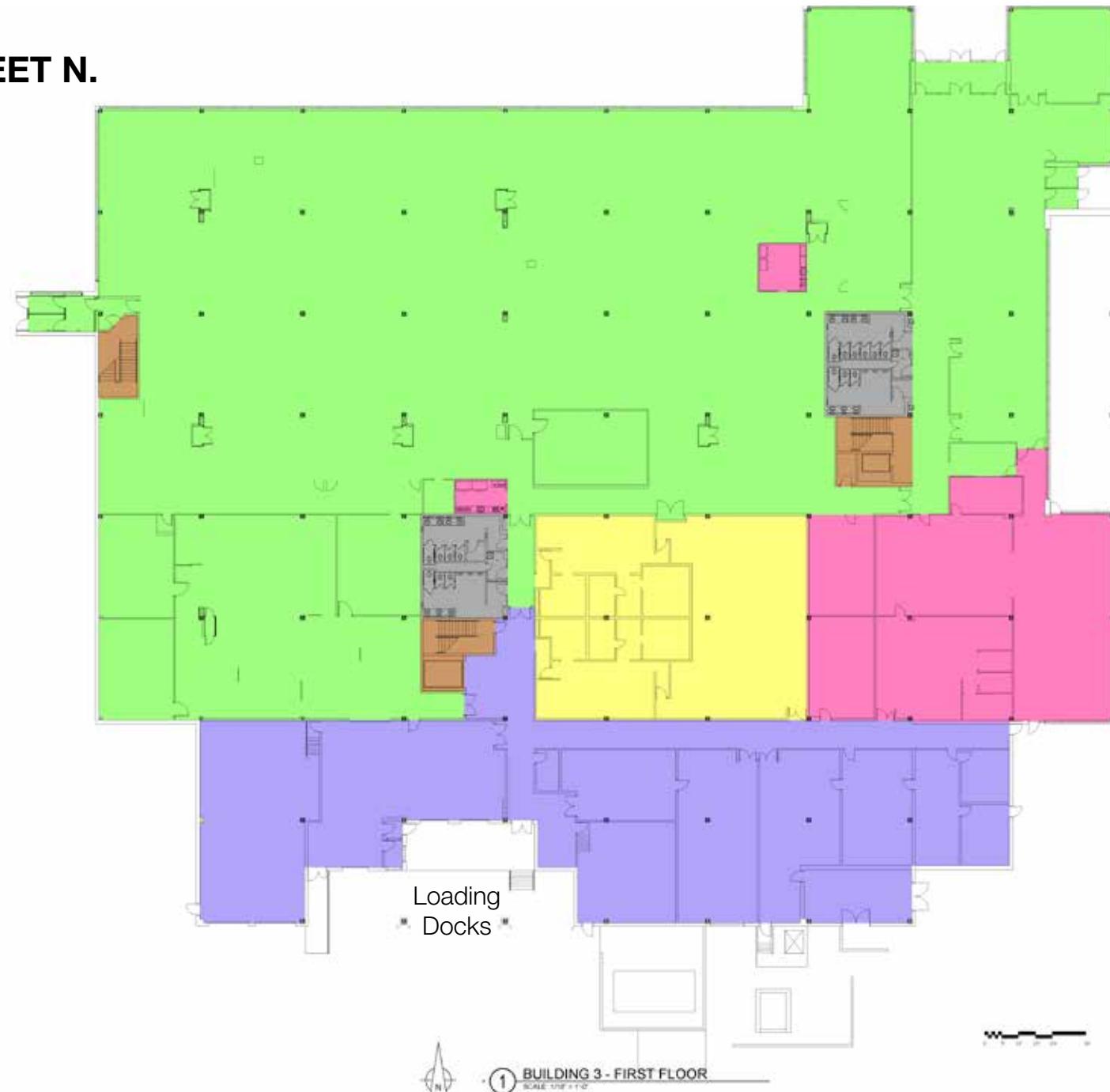
1,121 SQ. FT.  
VERTICALS

1,587 SQ. FT.  
RESTROOMS

6,361 SQ. FT.  
KITCHEN / BREAK

12,579 SQ. FT.  
CORE FUNCTIONS

4,077 SQ. FT.  
FITNESS CENTER



## **BUILDING III**

**500 E. 56TH STREET N.  
2ND FLOOR**

97,201 SQ. FT.  
BUILDING NET

54,148 SQ. FT.  
OPEN FLOOR

366 SQ. FT.  
VERTICALS

1,592 SQ. FT.  
RESTROOMS

463 SQ. FT.  
KITCHEN/BREAK



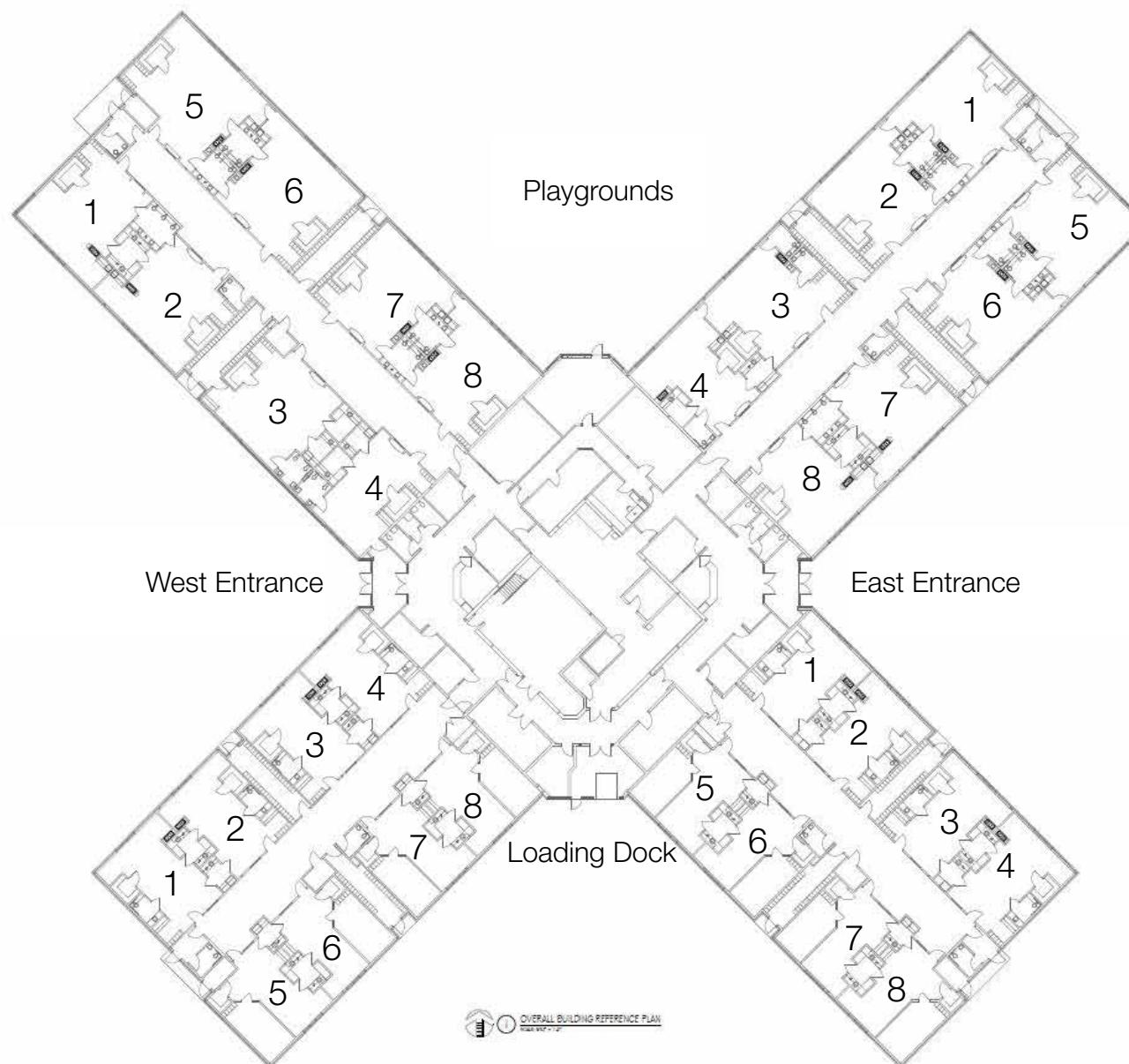
1 BUILDING 3 - SECOND FLOOR

FOR SALE

**FORMER CITIBANK CAMPUS  
BUILDINGS & LAND**

# DAYCARE BUILDING

## 4800 N. 4TH AVENUE



FOR SALE  
FORMER CITIBANK CAMPUS  
BUILDINGS & LAND



# PHOTOS

# BUILDING I



## BUILDING II



# BUILDING III



FOR SALE  
FORMER CITIBANK CAMPUS  
BUILDINGS & LAND

# DAYCARE BUILDING



FOR SALE  
FORMER CITIBANK CAMPUS  
BUILDINGS & LAND



# DEMOGRAPHICS & SIOUX FALLS INFORMATION

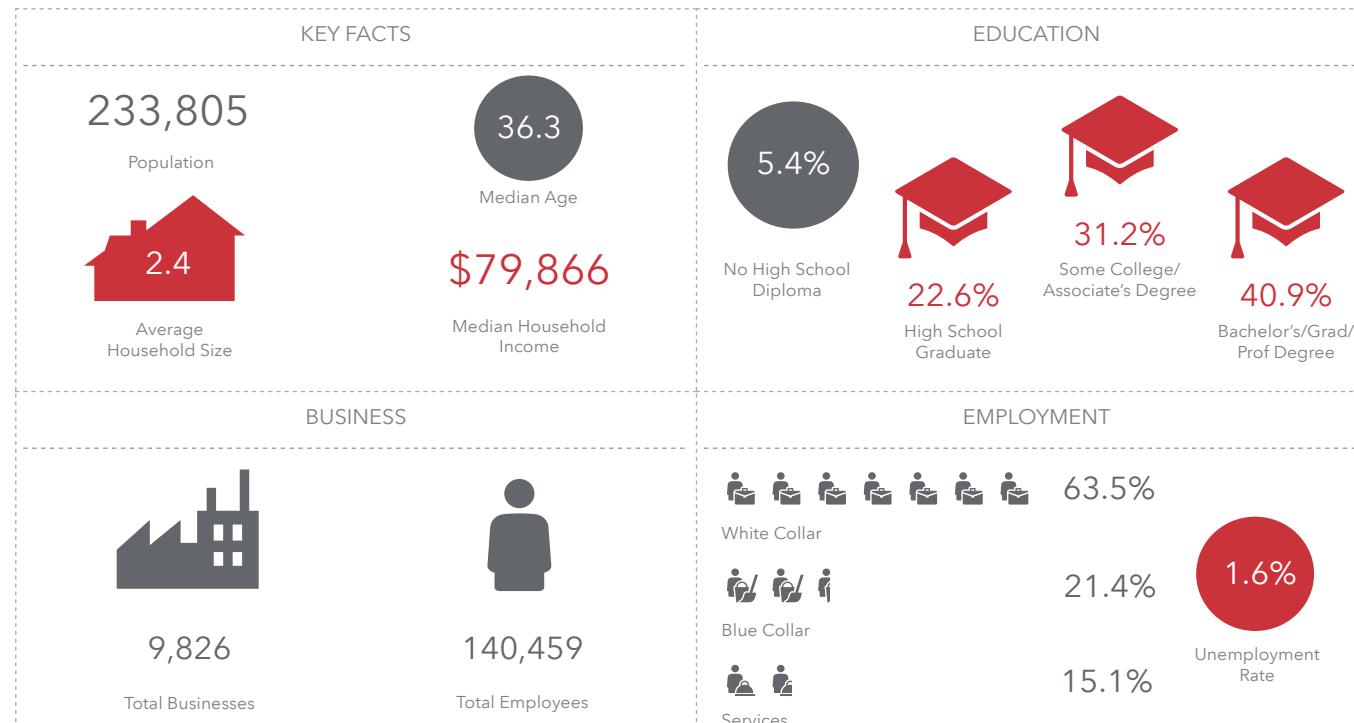
Sioux Falls, located in southeastern South Dakota, is the state's largest city providing a vibrant cultural and economic hub of the region. Named after the cascading waterfalls on the Big Sioux River, the city blends natural beauty with urban amenities. It boasts a growing population, diverse industries 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

# NAISioux Falls



Gregg Brown, MBA, SIOR  
*Partner*  
605 906 0394  
[gbrown@naisiouxfalls.com](mailto:gbrown@naisiouxfalls.com)



Troy Fawcett, CCIM, SIOR  
*Partner, Principal Broker*  
605 321 2199  
[tfawcett@naisiouxfalls.com](mailto:tfawcett@naisiouxfalls.com)