NAI Sioux Falls

# FOR SALE

4800 N. 4th Avenue, Sioux Falls, SD 57104

## DAYCARE BUILDING

**PART OF THE FORMER CITIBANK CAMPUS**

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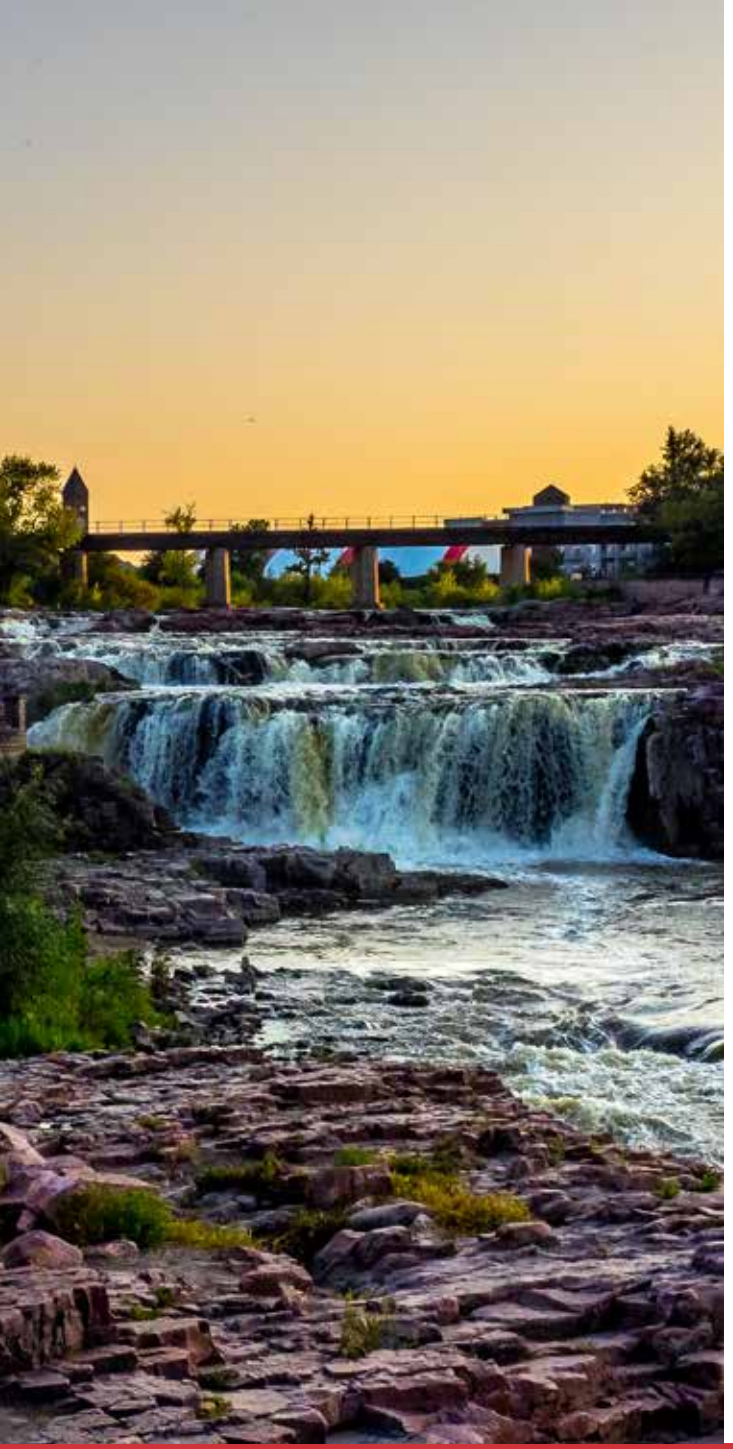
NAI Sioux Falls



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# EXECUTIVE SUMMARY

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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

# OVERVIEW

| 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**

## ACTUALS FOR CY 2023
## NNN BREAKDOWN PSF

| | |
|---|---|
| **Real Estate Taxes:** | $1.56 |
| **Insurance:** | $0.52 |
| **CAM:** | $2.37 |
| **Total NNN:** | $4.44 |

*Property Managed by NAI Sioux Falls

## UTILITY PROVIDERS

**Electric:** Xcel Energy® RESPONSIBLE BY NATURE™

**Gas:** MIDAMERICAN ENERGY COMPANY

**Water/Sewer:** CITY OF SIOUX FALLS

**Fiber:** MIDCO

# MAPPING

# AERIAL

FOR SALE

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**DAYCARE BUILDING** PART OF THE FORMER CITIBANK CAMPUS

# TRANSIT DISTANCES

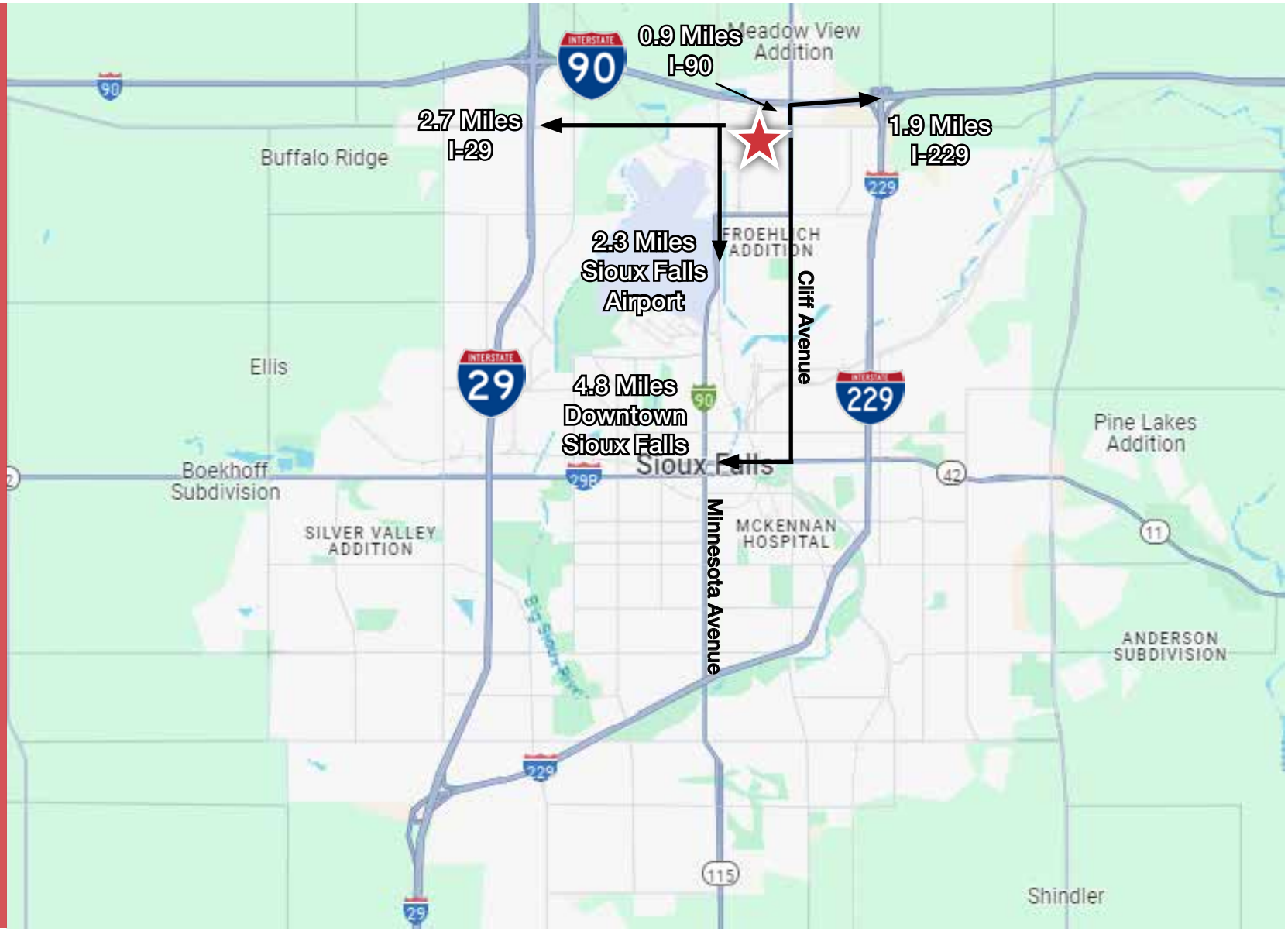
.9 Miles
**I-90**

1.9 Miles
**I-229**

2.7 Miles
**I-29**

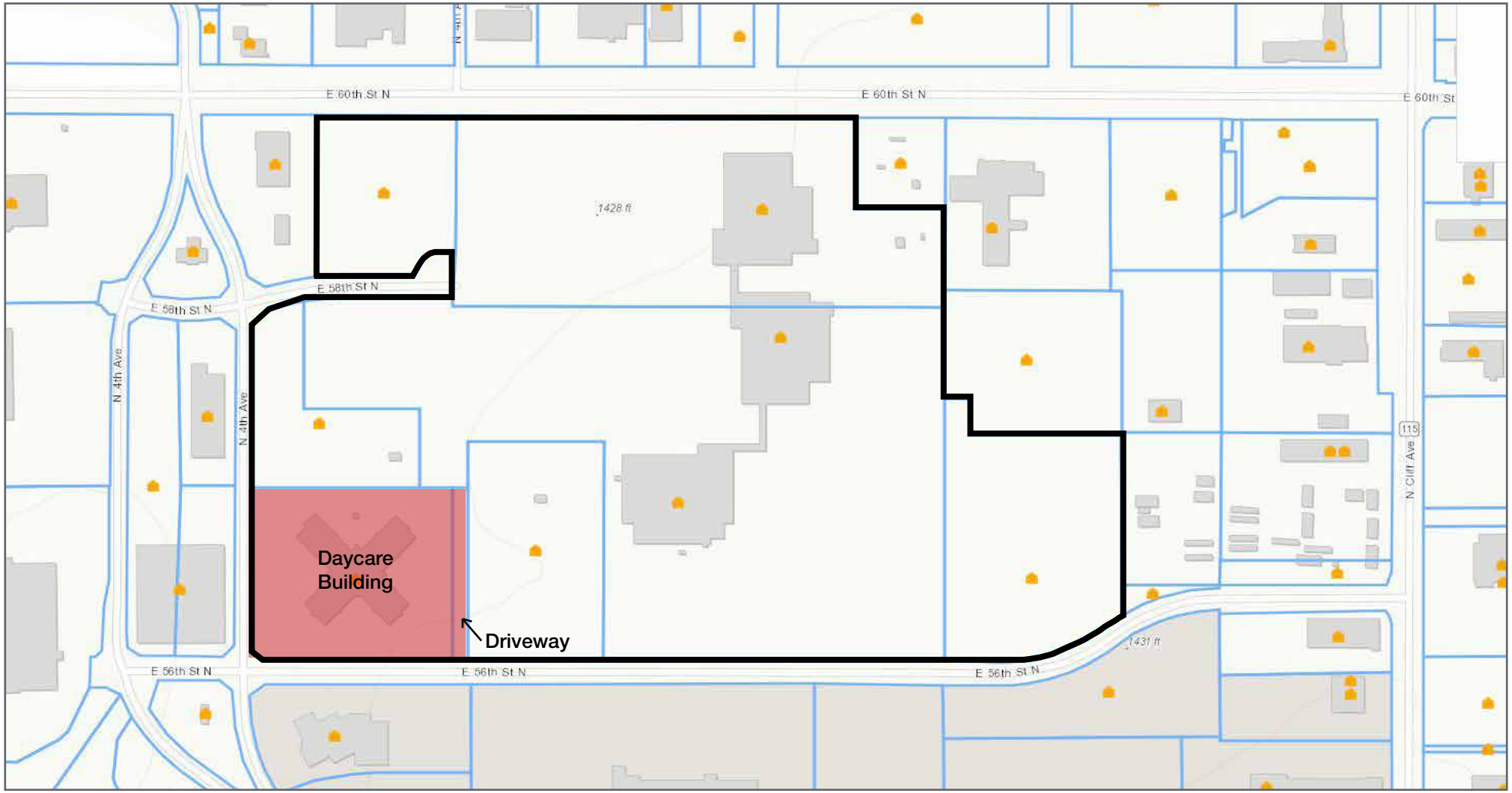
2.3 Miles
**Airport**

4.8 Miles
**Downtown**



# CURRENT TAX PARCELS

*Subject to Replatting

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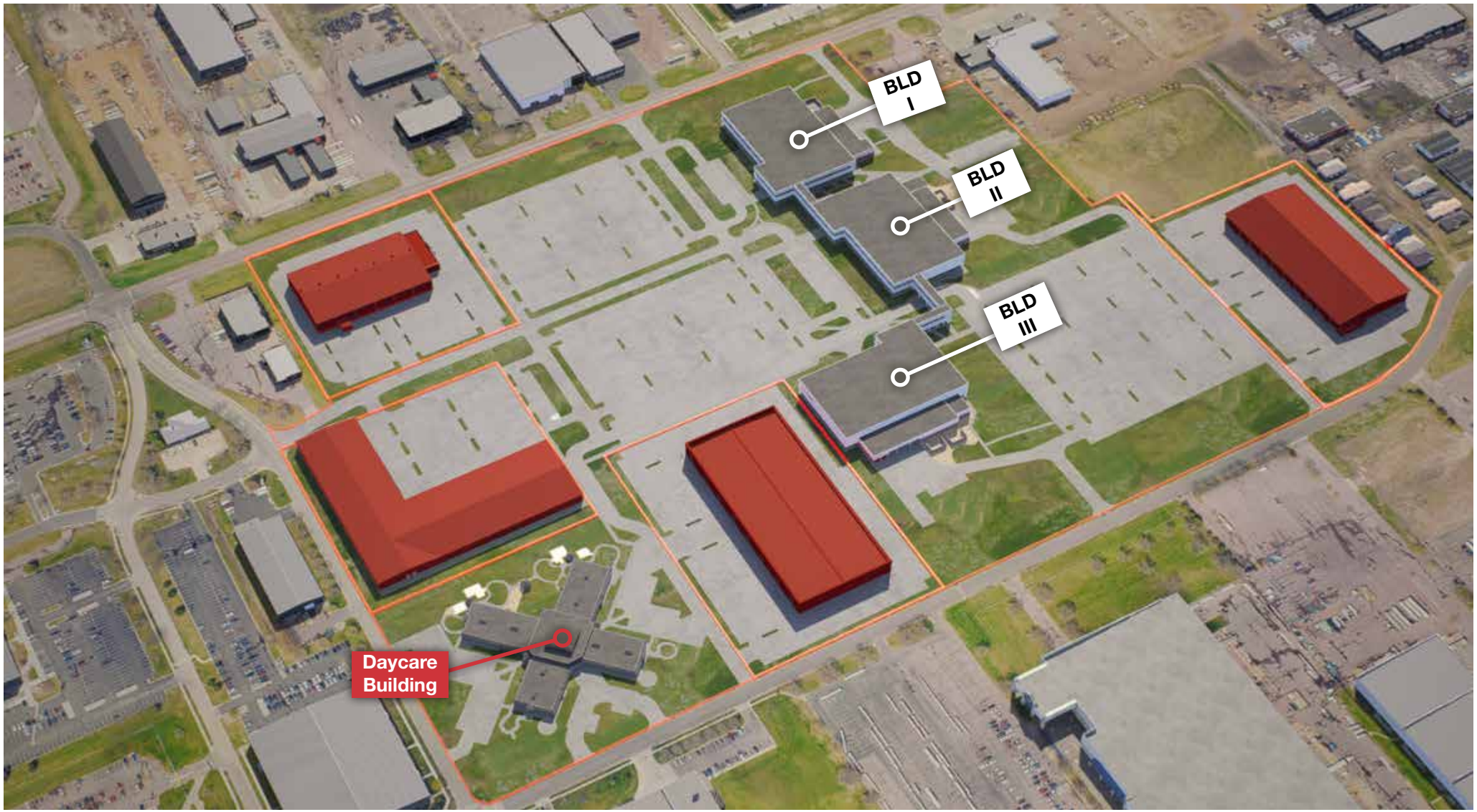
# PROPOSED FUTURE DEVELOPMENT

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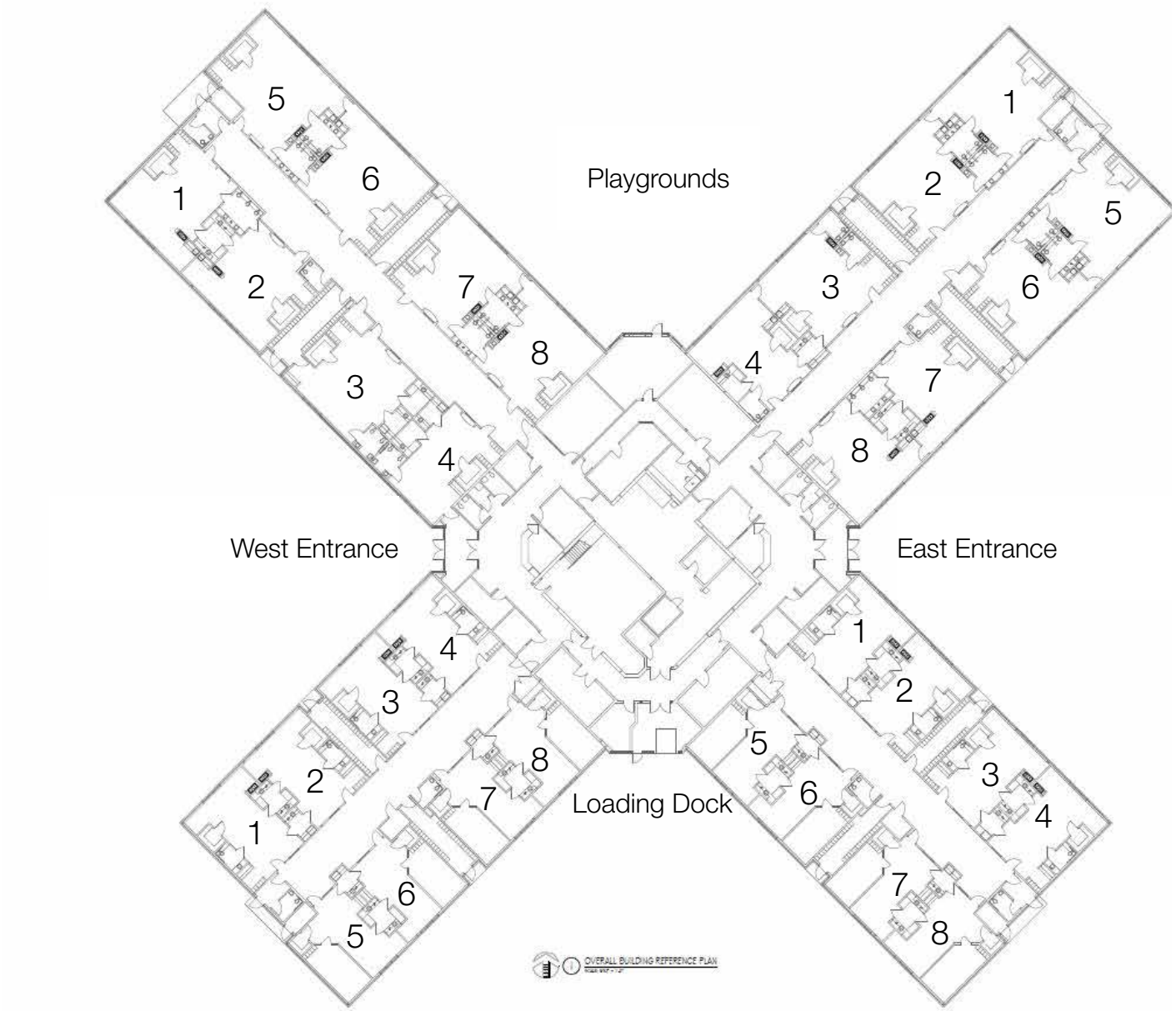
The red buildings are conceptual in nature and the actual size and location of the buildings is subject to approval by the City's planning and zoning department.

# FLOOR PLAN


Playgrounds
West Entrance
East Entrance
Loading Dock
OVERALL BUILDING REFERENCE PLAN

N

# PHOTOS

# DEMOGRAPHICS & SIOUX FALLS INFORMATION

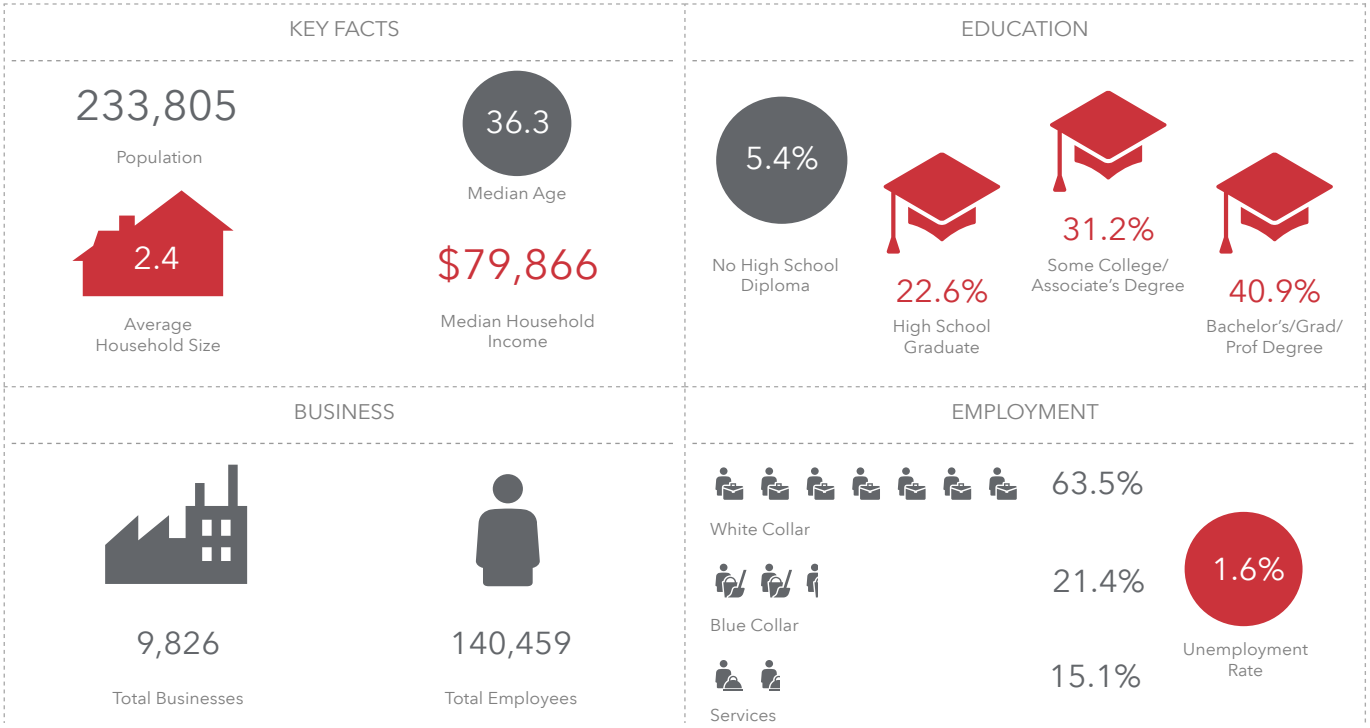
Sioux Falls, located in southeastern South Dakota, is the state's largest city providing a vibrant cultural and economic hub of the region. Named after the cascading waterfalls on the Big Sioux River, the city blends natural beauty with urban amenities. It boasts a growing population, diverse industries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