

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





# 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.



A scenic view of a river with a waterfall and a bridge in the background, with a red overlay containing the text "EXECUTIVE SUMMARY". The scene is captured during sunset or sunrise, with warm orange and yellow light in the sky. The river flows over a rocky bed, creating a small waterfall on the right side. In the background, a bridge spans the river, and a small building is visible on the left bank. The foreground shows a grassy area with a yellow bench and a stone wall.

# 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 in the background, with a red overlay containing the text "PROPERTY OVERVIEW". The scene is captured during sunset or sunrise, with warm orange and yellow light in the sky. On the left, a small wooden building sits on a grassy hill. In the center, a bridge spans the river. On the right, a waterfall cascades over rocks. The foreground is filled with large, dark rocks.

# PROPERTY OVERVIEW



# BUILDING I - 701 E. 60TH STREET N.

## Property Information

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

## UPS

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

## Generator

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

## Fuel Tanks

<b>Type</b>	UST - in a cement vault
<b>Total Fuel Tank Capacity</b>	10,000 gallons
<b>Duration Full Load</b>	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

<b>Zoning</b>	I-1
<b>Year Built</b>	1983
<b>Age</b>	41 Years
<b>Land to Building Ratio</b>	1:5
<b>Vacancy</b>	100%
<b>Vacant SF</b>	124,103 SF
<b>Parking Spaces</b>	752
<b>HVAC</b>	Condenser Water System/ Heat Pumps
<b>Roof</b>	Tar & Gravel
<b>Exterior Finish</b>	Tilt Up Concrete/Slab on Grade
<b>Dock Doors</b>	3
<b>Roll Up Doors</b>	1
<b>Elevators</b>	1 freight, 1 passenger
<b>Finished Ceiling Height</b>	9'
<b>Slab to Slab 1st Floor</b>	12'4"
<b>Slab to Slab 2nd Floor</b>	14'10"
<b>Column Spacing</b>	30'
<b>Floor</b>	Raised System - 16"
<b>Sprinkler System</b>	Wet
<b>UPS</b>	
<b>Size/ Manufacturer</b>	500, KVA, Powerware 9315
<b>Items Covered by UPS</b>	Critical Systems
<b>Battery Type</b>	Enerys Wet Calls
<b>Generator</b>	
<b>Size/ Manufacturer</b>	1375/ KVA, Catepillar 3512
<b>Items Covered</b>	Full Building Systems
<b>CER Cooling</b>	CRAC Units/ Liebert
<b>Electric Capacity</b>	2 Megawatts
<b>Fuel Tanks</b>	
<b>Type</b>	UST - in a cement vault
<b>Total Fuel Tank Capacity</b>	10,000 gallons
<b>Duration Full Load</b>	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

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

## UPS

<b>Size/ Manufacturer</b>	500, KVA, Powerware 9315
<b>Items Covered by UPS</b>	Critical Systems
<b>Battery Type</b>	Enerys Wet Calls

## Generator

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

## Fuel Tanks

<b>Type</b>	UST - in a cement vault
<b>Total Fuel Tank Capacity</b>	10,000 gallons
<b>Duration Full Load</b>	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	104
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.



<b>Real Estate Taxes:</b>	\$1.59
<b>Insurance:</b>	\$0.53
<b>CAM:</b>	\$3.00
<b>Total NNN:</b>	\$5.11
<b>Tenant Income:</b> (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.



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

## BUILDING III

### Avera

Contact listing agents for tenant lease information.



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

## DAYCARE BUILDING

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

## UTILITY PROVIDERS





A scenic view of a river with a waterfall and a bridge at sunset. The river flows over a rocky bed, creating a small waterfall on the right side. A bridge with a small tower in the center spans the river in the background. The sky is a mix of orange and blue, indicating the time is either dawn or dusk. On the left bank, there is a grassy area with a yellow bench and a small wooden building. The word "MAPPING" is overlaid in white capital letters on a semi-transparent red rectangular background in the center of the image.

# MAPPING

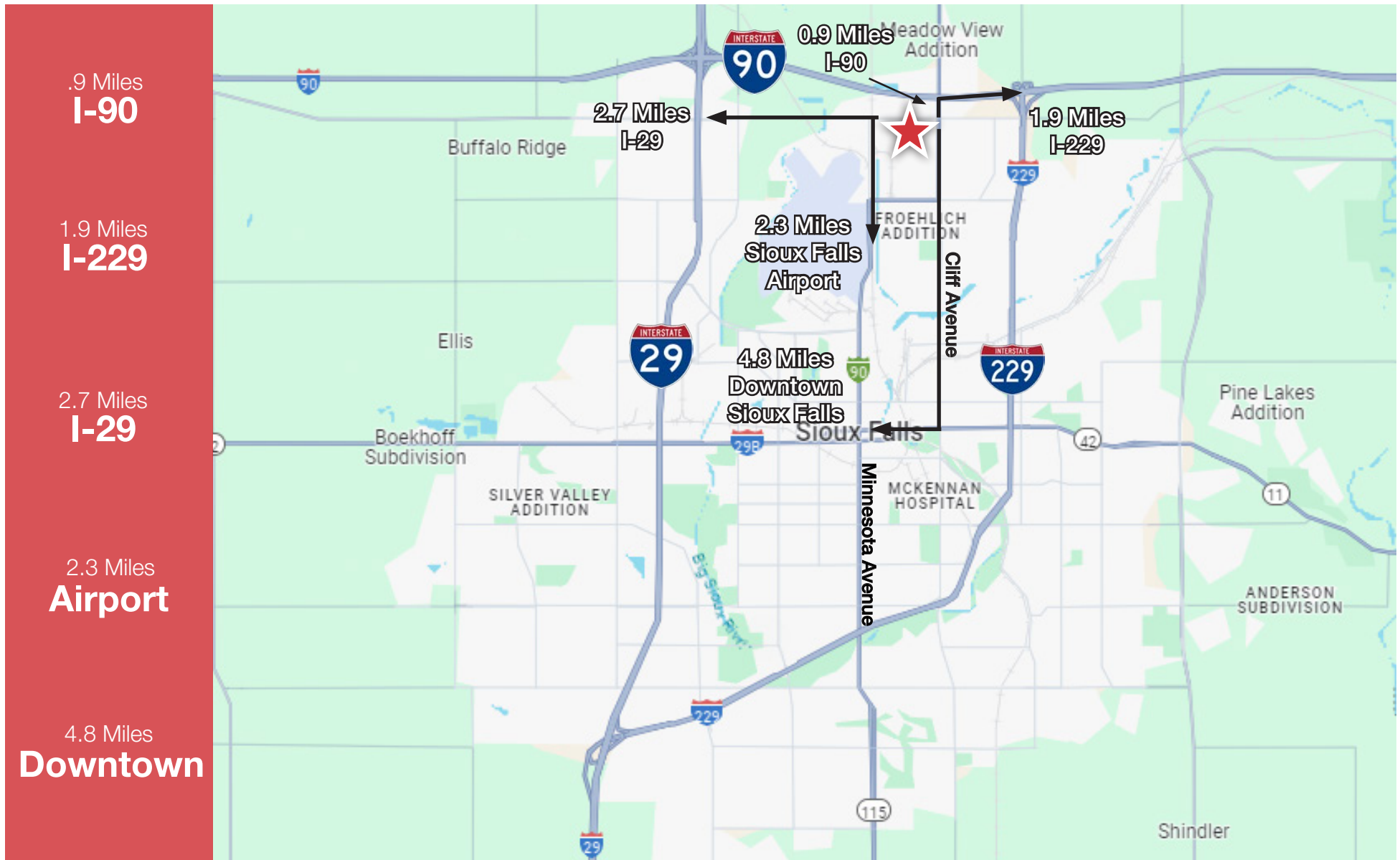


# AERIAL



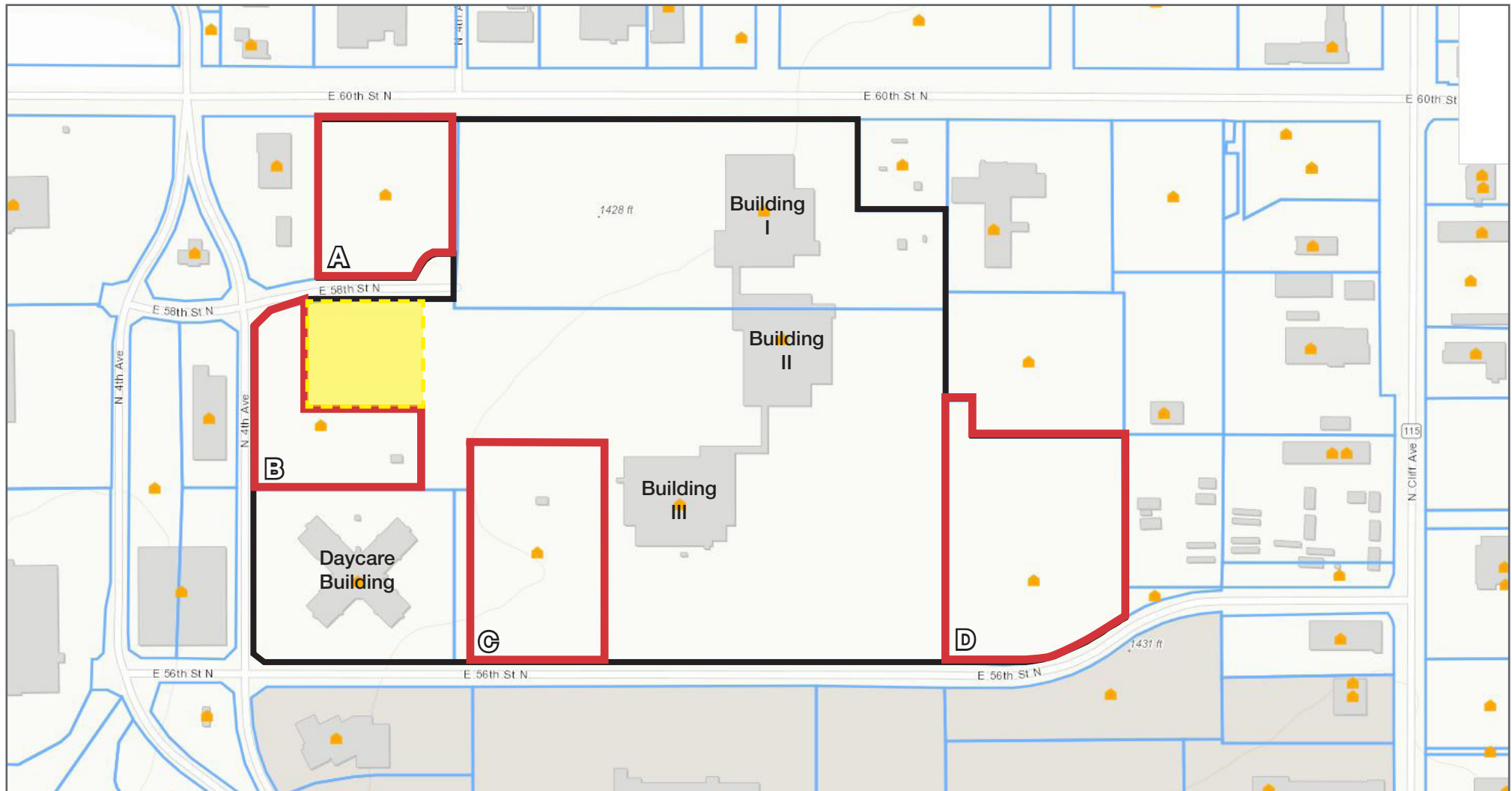


# TRANSIT DISTANCES



# CURRENT TAX PARCELS

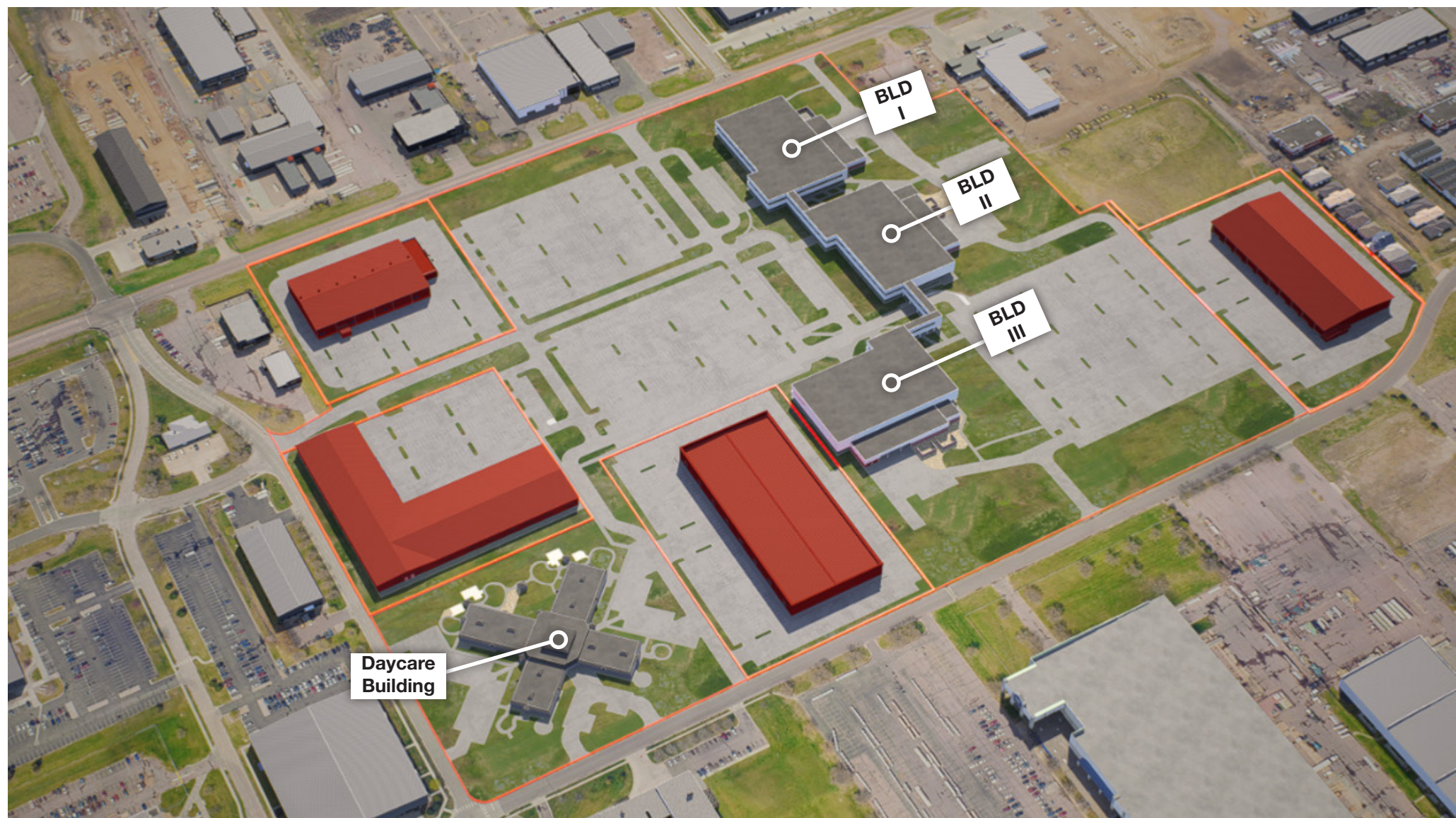
\*Subject to Replatting



↑  
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

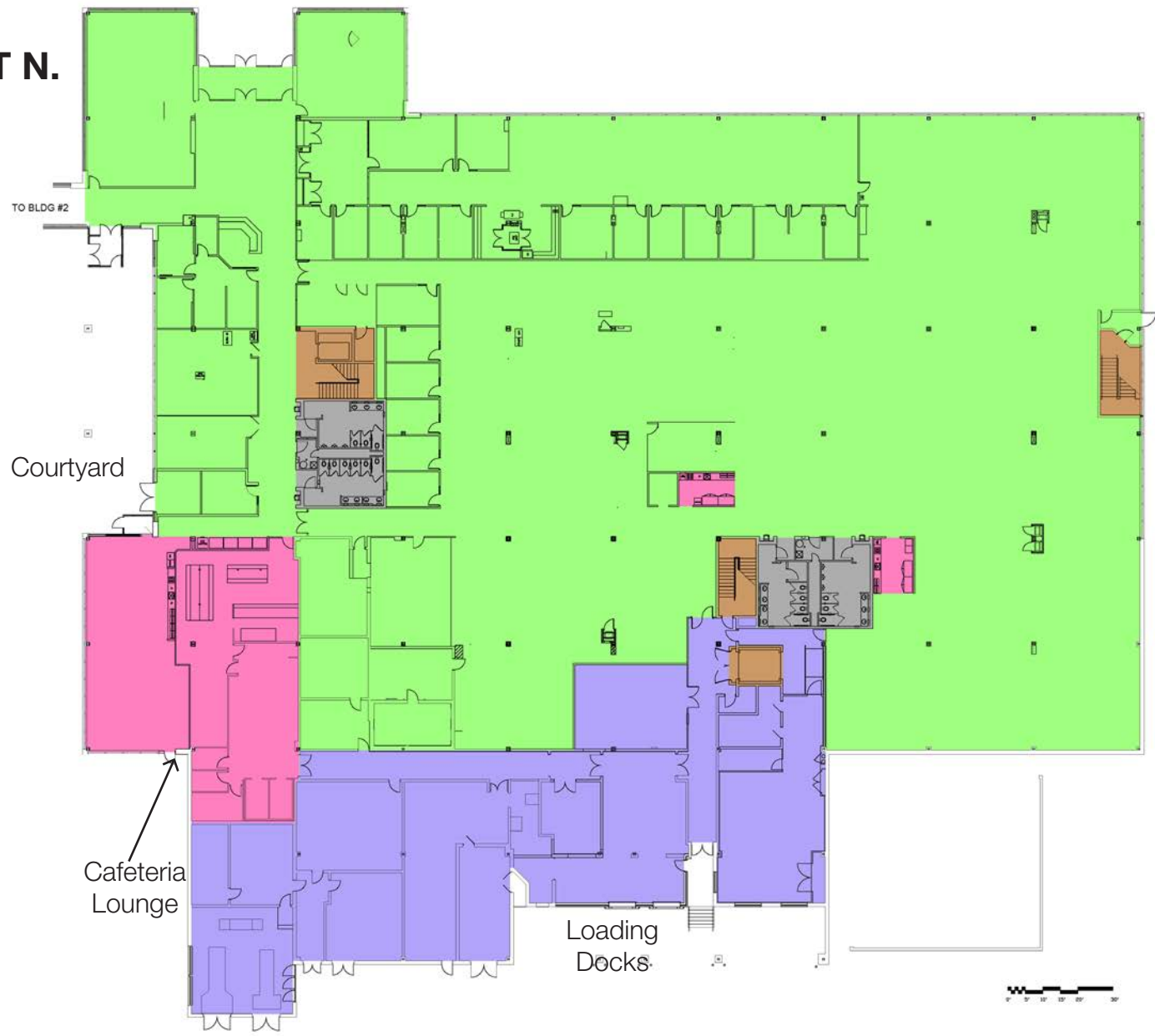
46,168 SQ. FT.  
OPEN FLOOR

1,176 SQ. FT.  
VERTICALS

1,659 SQ. FT.  
RESTROOMS

4,704 SQ. FT.  
KITCHEN / BREAK

11,049 SQ. FT.  
CORE FUNCTIONS



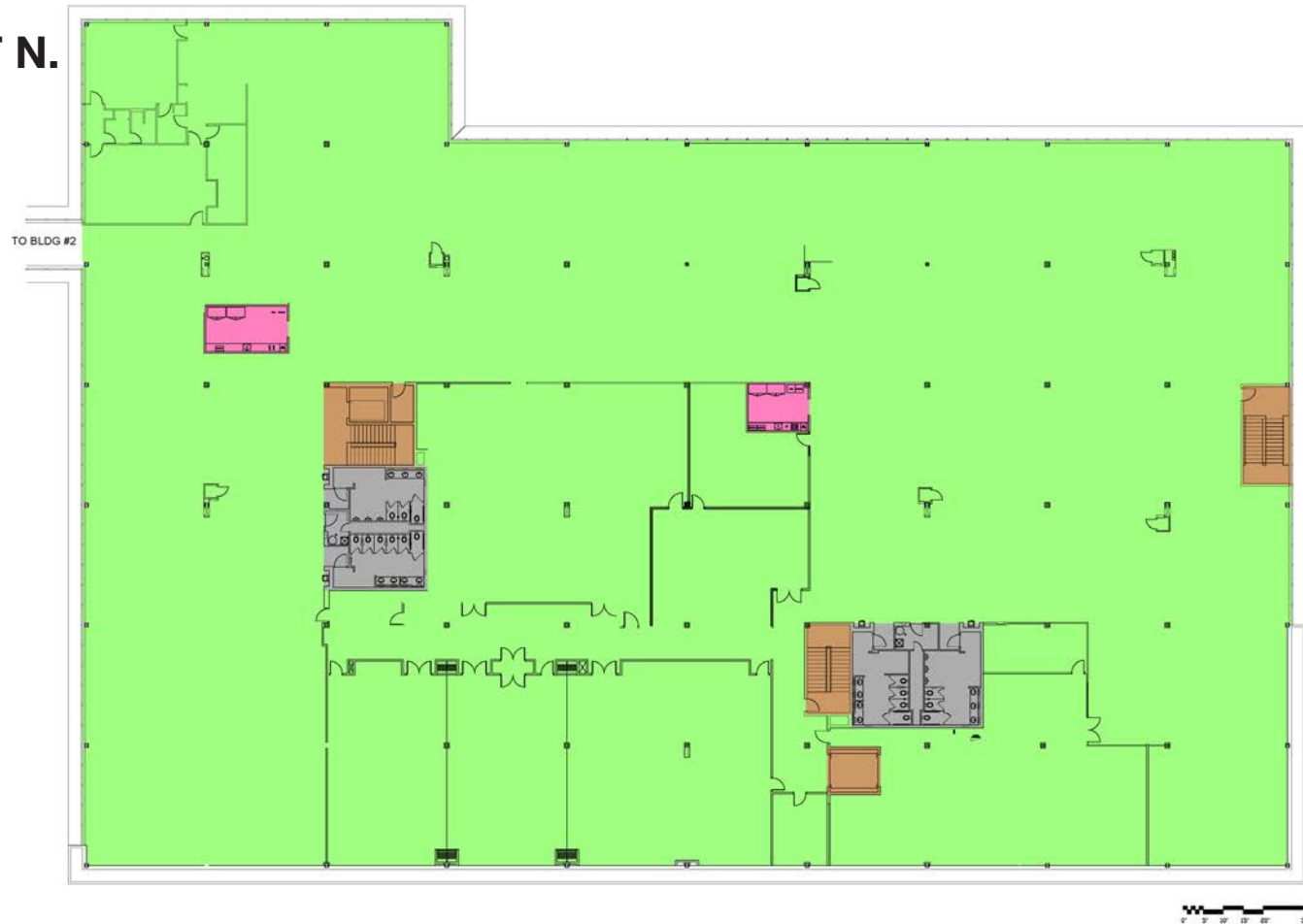
① BUILDING 1 - FIRST FLOOR  
SCALE 1/16" = 1'-0"

# 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
- 1,659 SQ. FT.  
RESTROOMS
- 429 SQ. FT.  
KITCHEN / BREAK



① BUILDING 1 - SECOND FLOOR  
SCALE 1/16" = 1'-0"

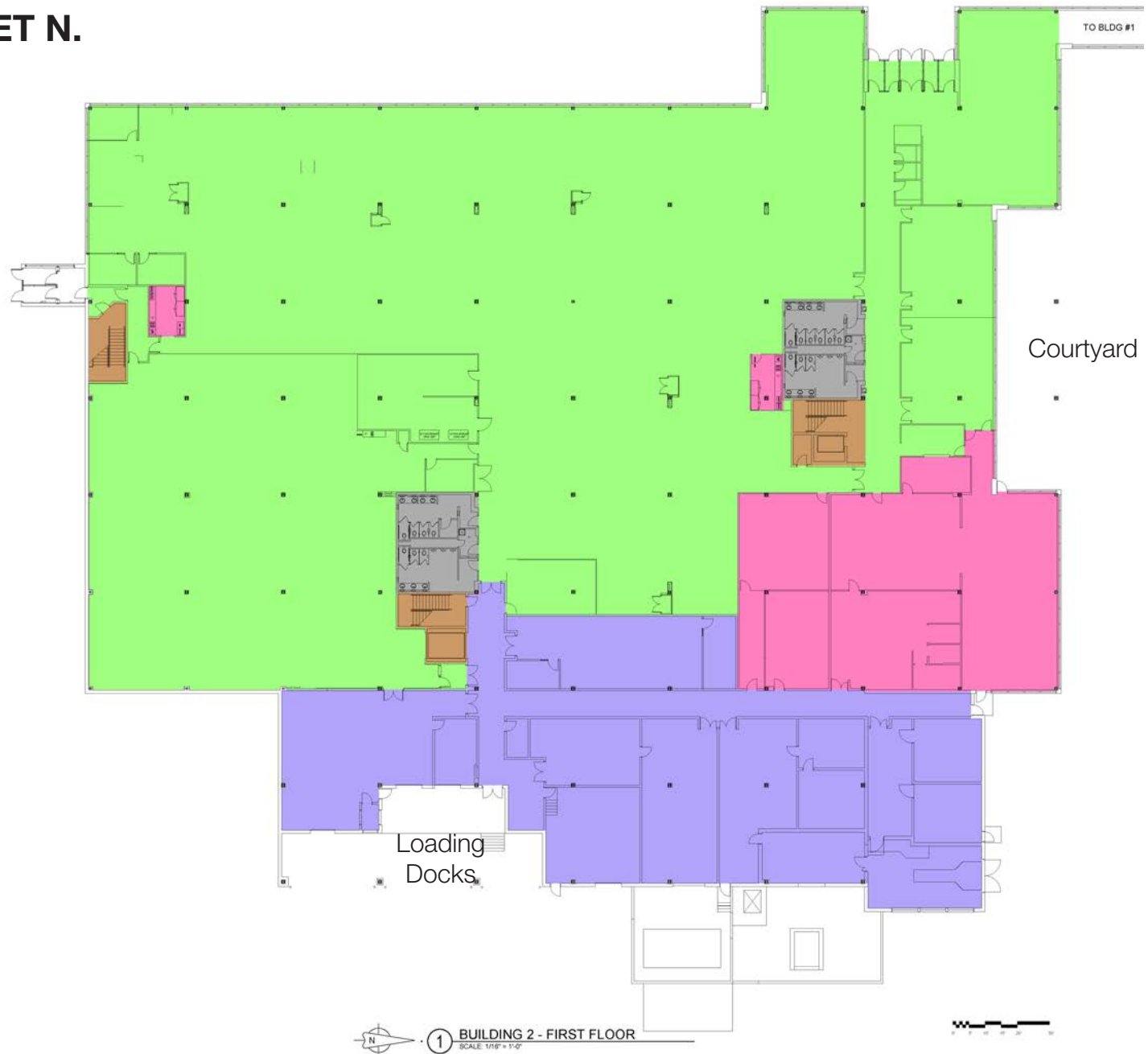


# BUILDING II

## 705 E. 60TH STREET N.

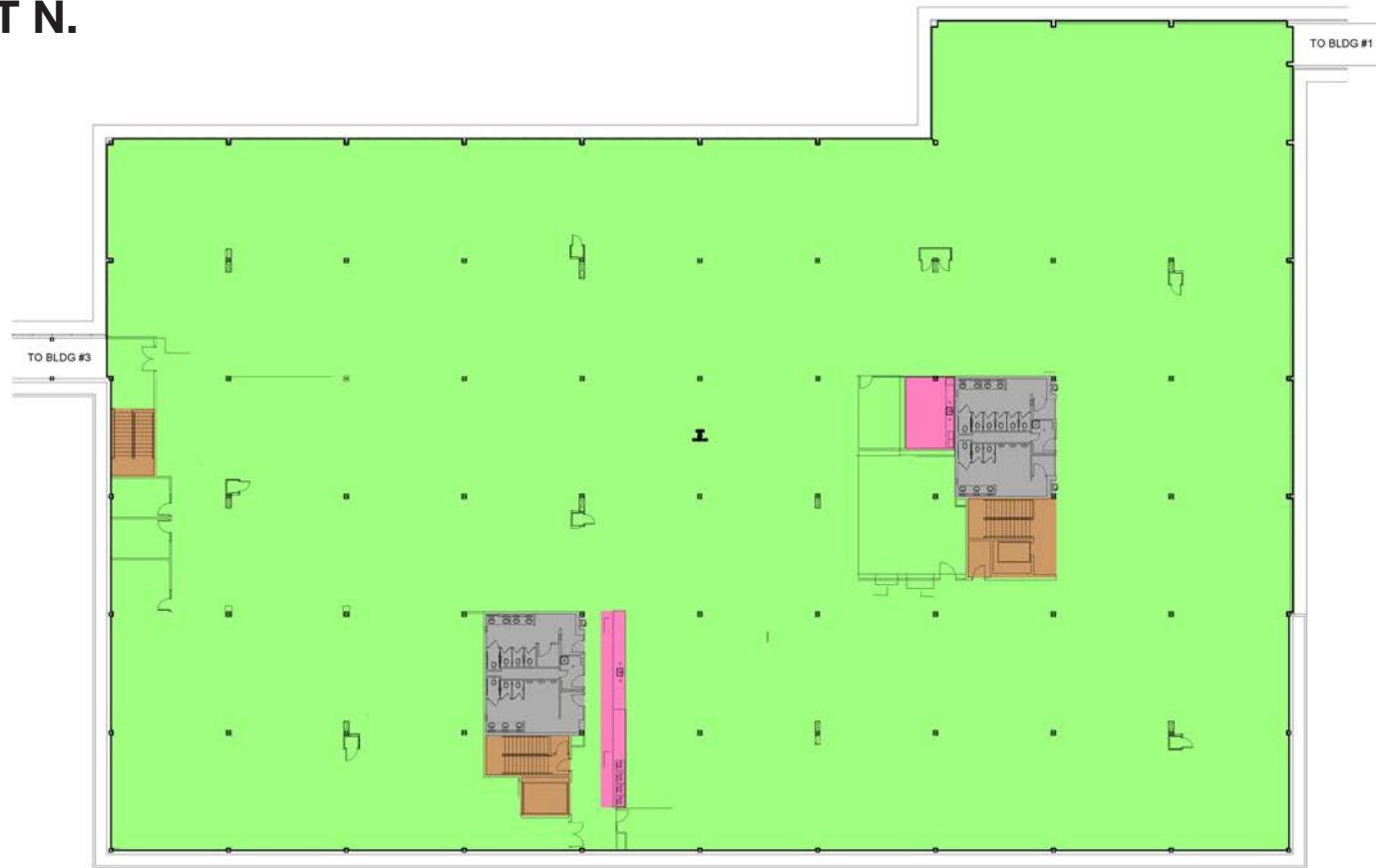
### 1ST FLOOR

- 96,464 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 1/16" = 1'-0"



# BUILDING III

## 500 E. 56TH STREET N.

### 1ST FLOOR

67,169 SQ. FT.  
BUILDING NET

43,498 SQ. FT.  
OPEN FLOOR

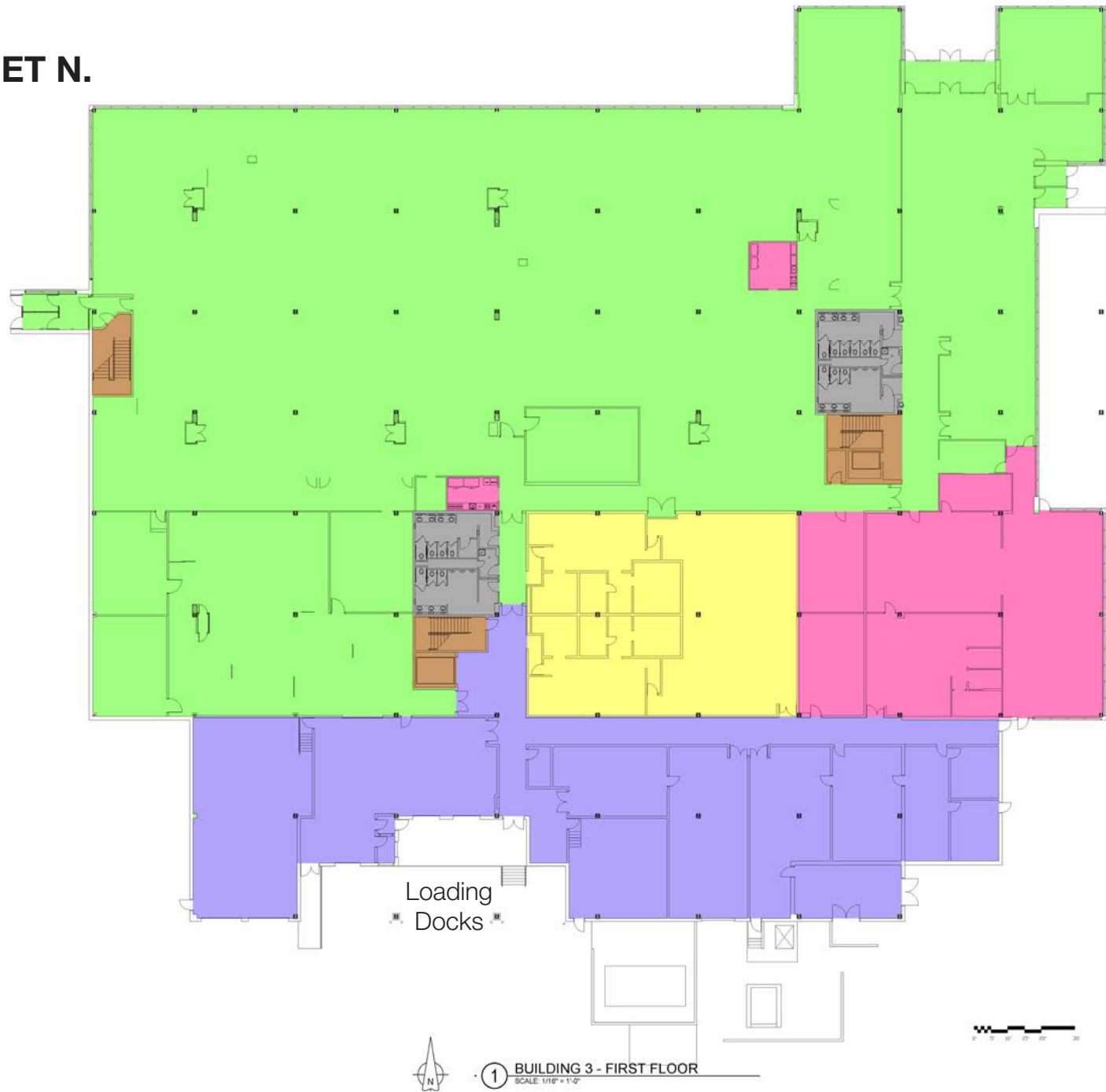
1,121 SQ. FT.  
VERTICALS

1,597 SQ. FT.  
RESTROOMS

6,361 SQ. FT.  
KITCHEN / BREAK

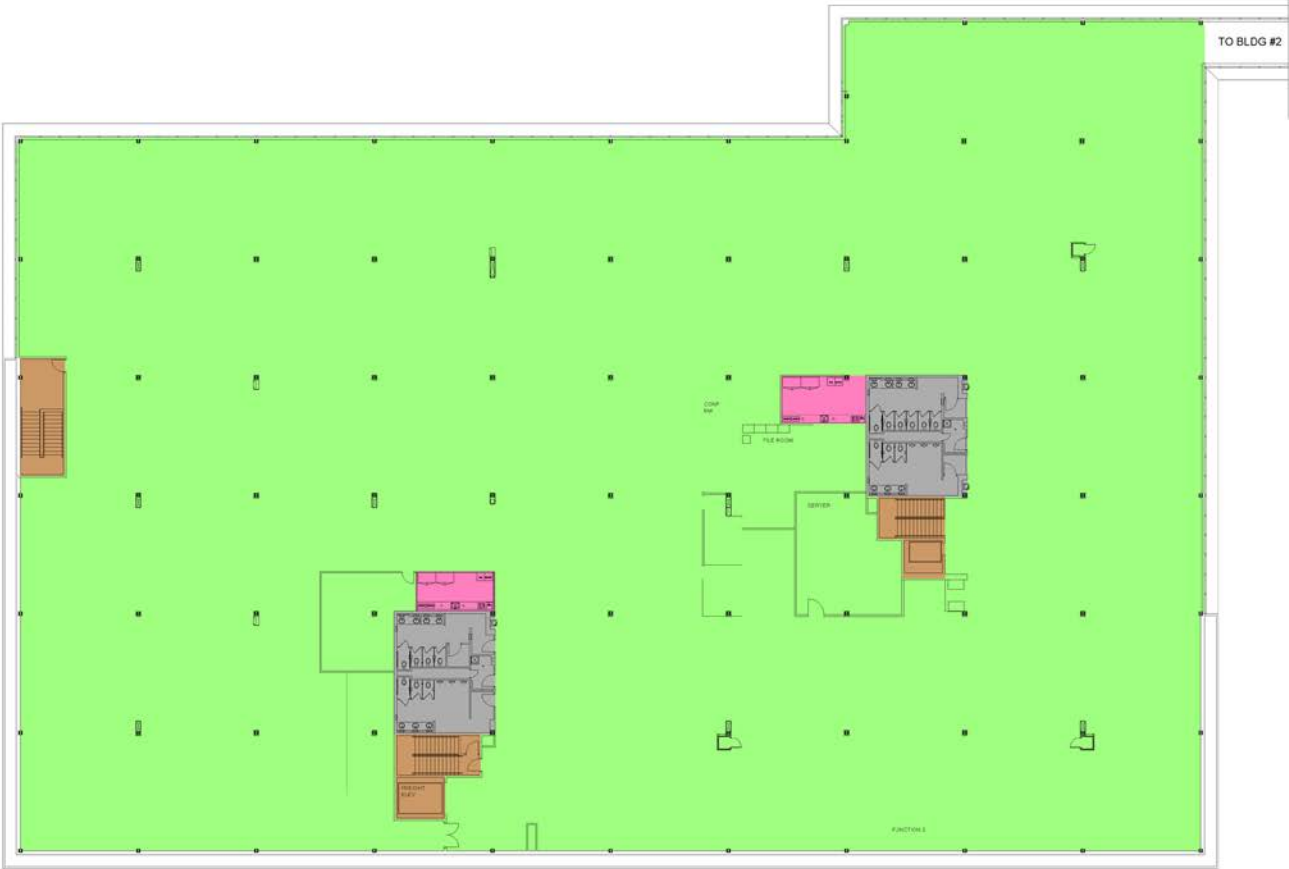
12,579 SQ. FT.  
CORE FUNCTIONS

4,877 SQ. FT.  
FITNESS CENTER



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

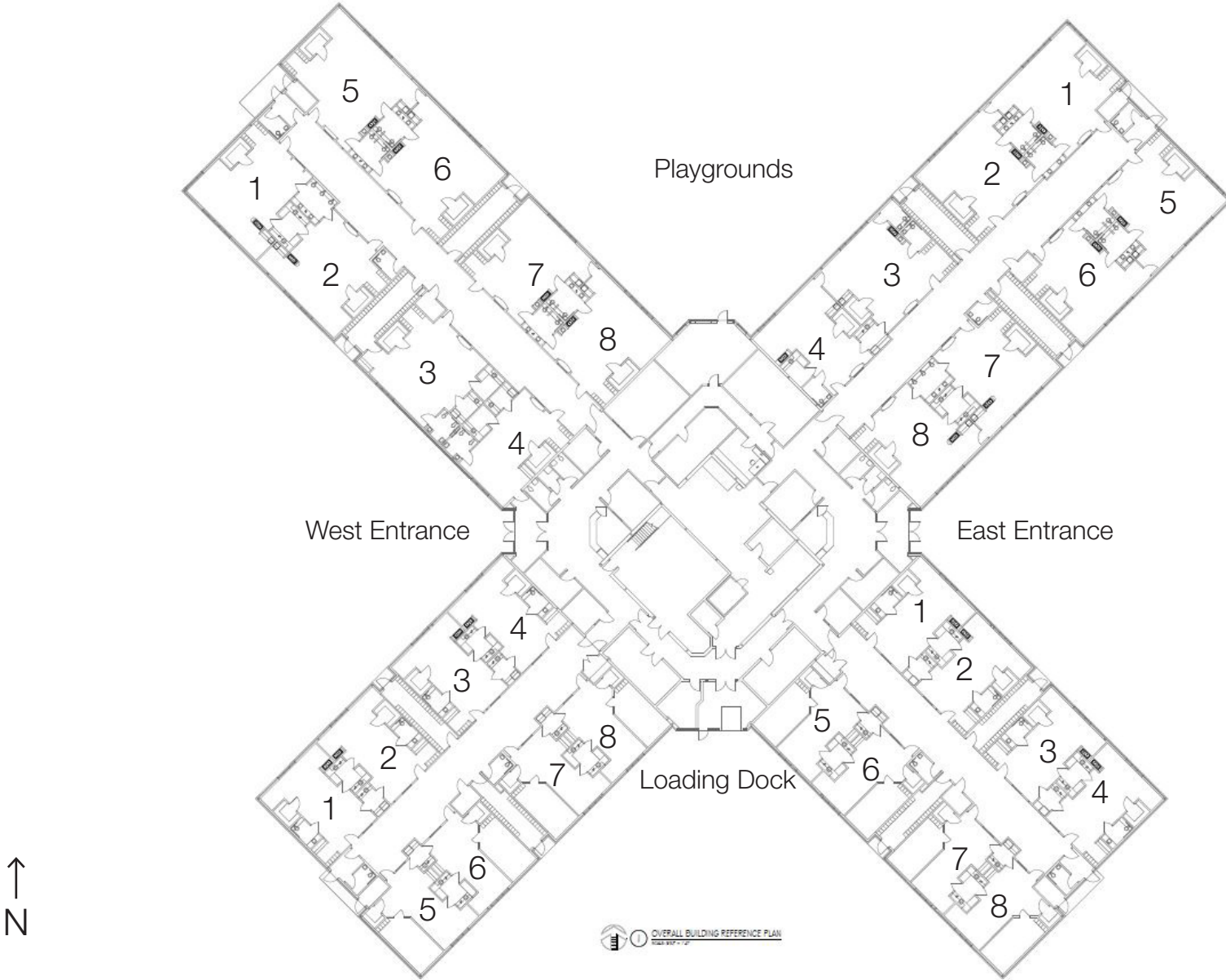
- 57,201 SQ. FT.  
BUILDING NET
- 54,148 SQ. FT.  
OPEN FLOOR
- 998 SQ. FT.  
VERTICALS
- 1,592 SQ. FT.  
RESTROOMS
- 463 SQ. FT.  
KITCHEN / BREAK



1 BUILDING 3 - SECOND FLOOR  
SCALE: 1/16" = 1'-0"



**DAYCARE BUILDING**  
**4800 N. 4TH AVENUE**



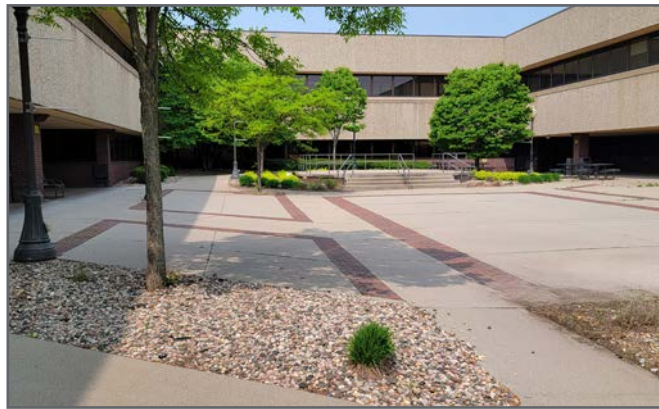
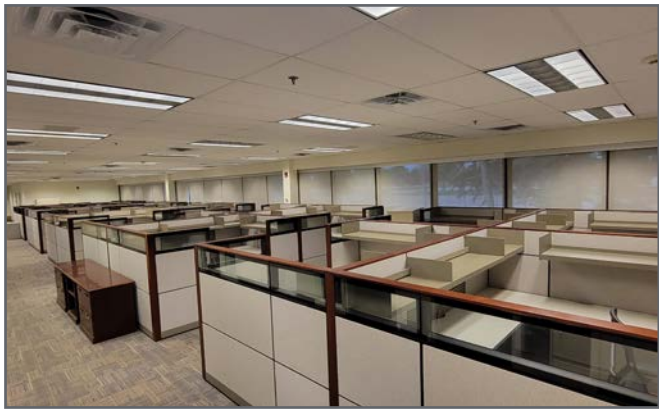
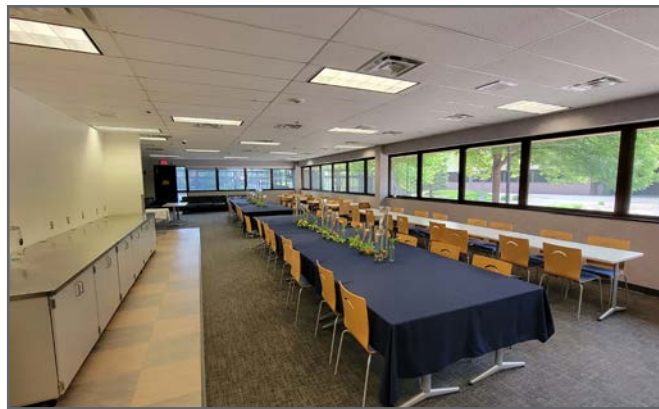




# PHOTOS



**BUILDING I**



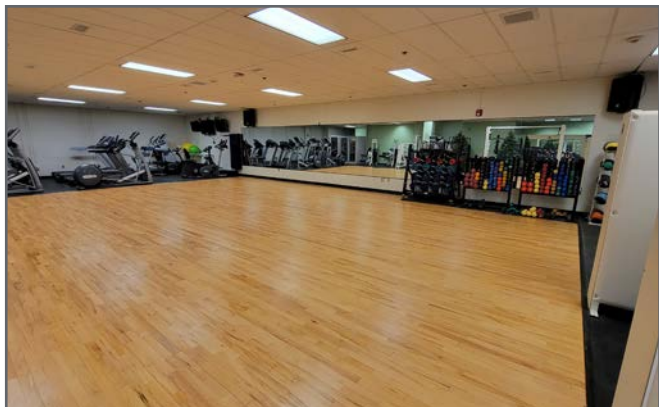


**BUILDING II**





**BUILDING III**






**DAYCARE BUILDING**







# DEMOGRAPHICS & SIOUX FALLS INFORMATION



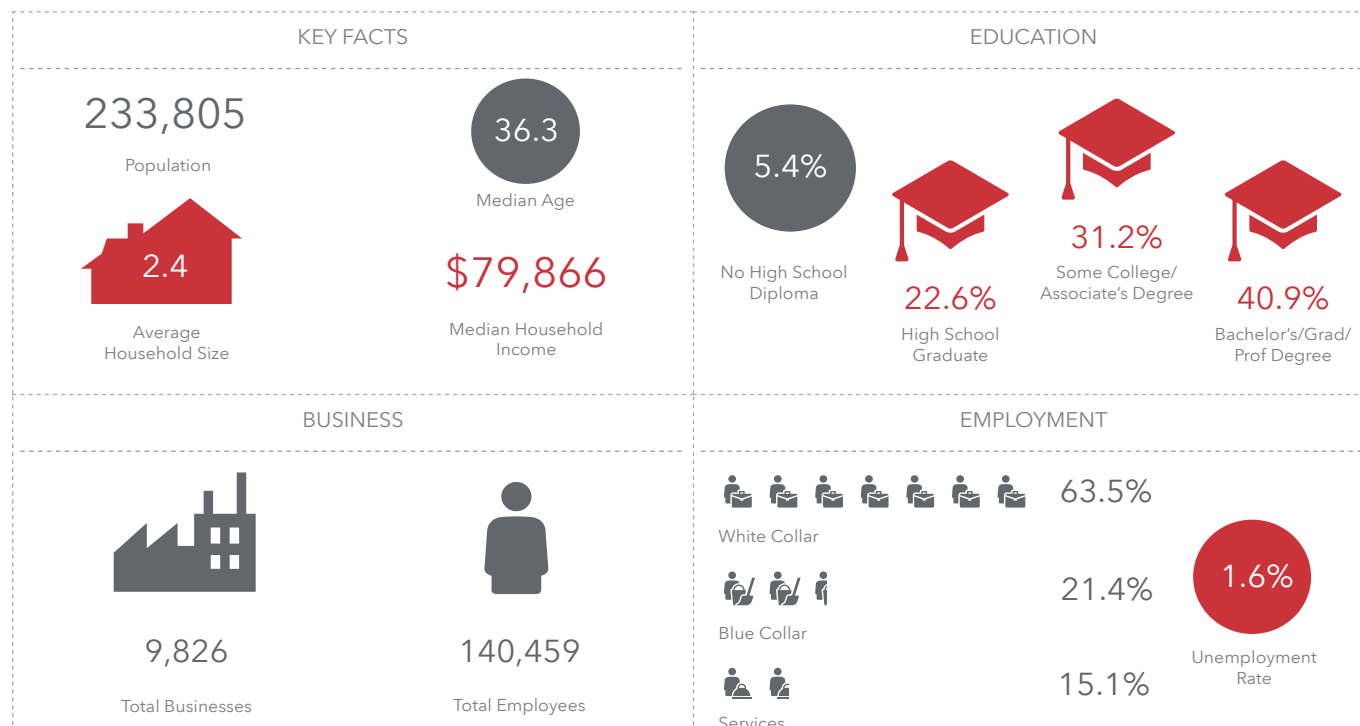
Sioux Falls, located in southeastern South Dakota, is the state's largest city providing a vibrant cultural and economic hub of the region. Named after the cascading waterfalls on the Big Sioux River, the city blends natural beauty with urban amenities. It boasts a growing population, diverse industries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





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



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