

# ALLOY

SIOUX FALLS

# ONE

145,000 SQ FT  
MODERN  
WAREHOUSE

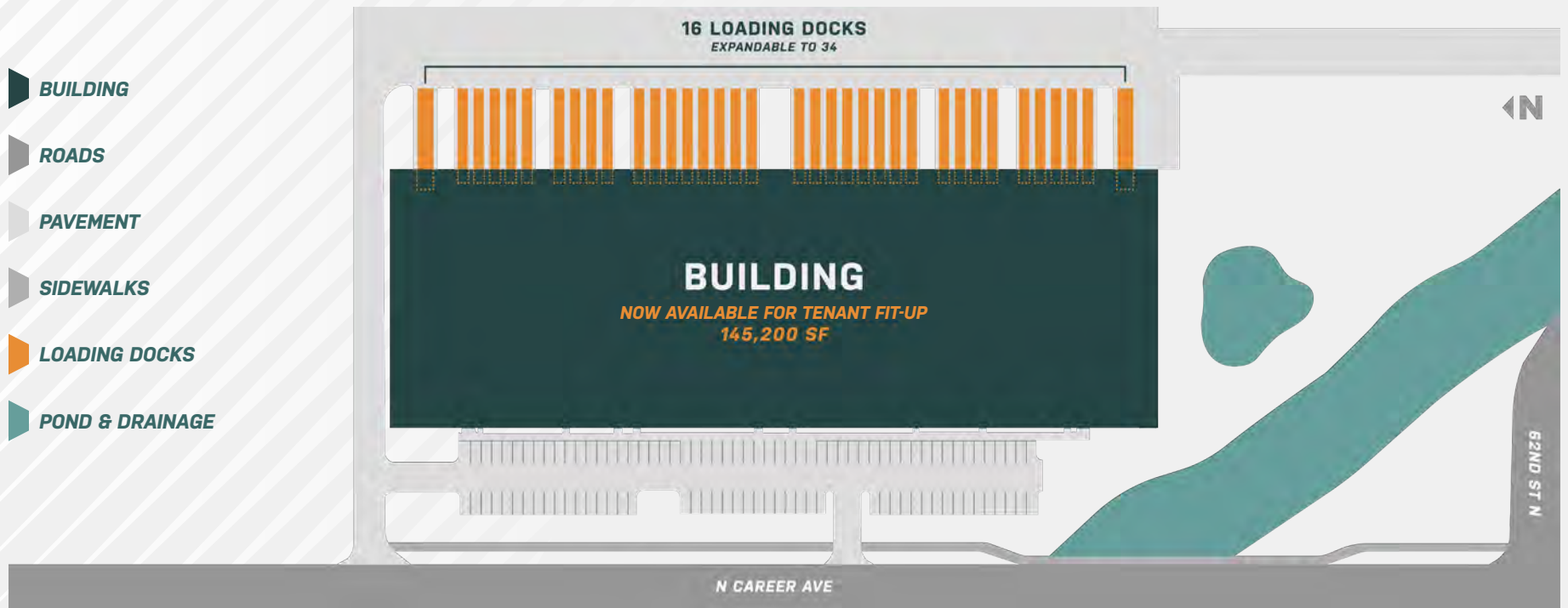


5400 N CAREER AVE | SIOUX FALLS, SOUTH DAKOTA


















**CBRE**

 **ENCLAVE**




## PROPERTY DETAILS

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




*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*

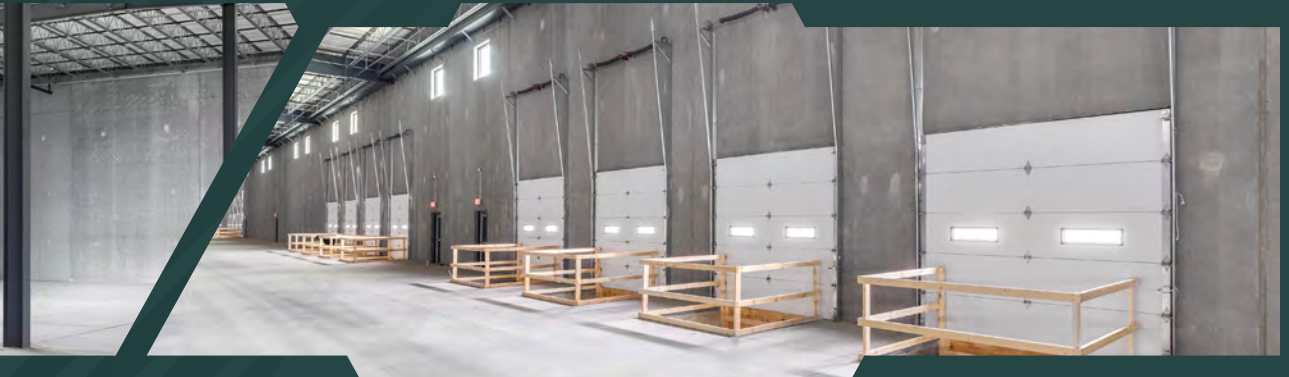


*Natural gas  
& electricity  
metered  
separately*



*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**

 **ENCLAVE**

**5400 N CAREER AVE**  
*SIOUX FALLS, SOUTH DAKOTA*

**ALLOY**  
SIOUX FALLS **ONE**

**CHANCE  
LINDSEY**

*Senior Vice President*

+1 701 660 3500

[chance.lindsey@cbre.com](mailto:chance.lindsey@cbre.com)

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