



4000 E. Wilcox Street
Sioux Falls, SD 57104

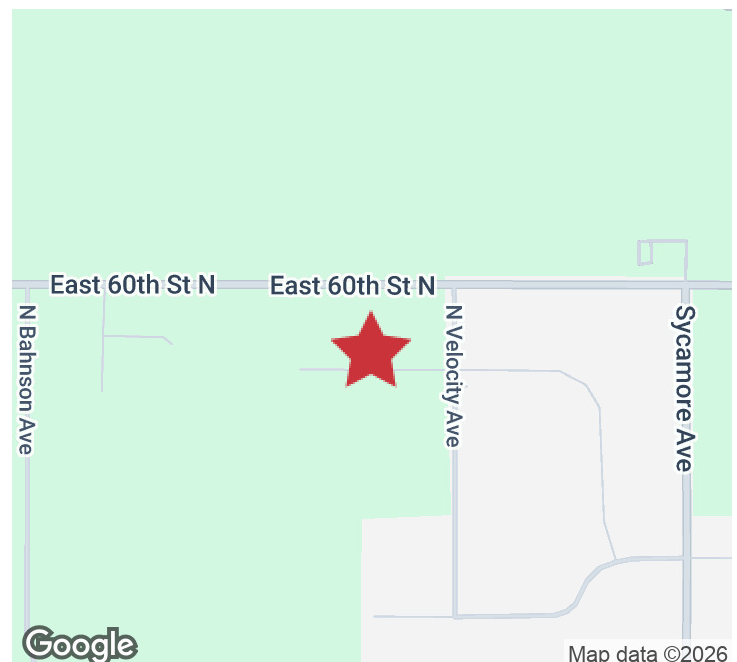
Sale Price	\$566,196 (\$6.00/SF)
Land Size	2.166 AC (94,366 SF)
Real Estate Taxes 2024	\$4,730.86

PROPERTY HIGHLIGHTS

- Build ready lot
- All utilities to the site
- 60th St frontage across from Sioux Falls Public Safety Campus
- Zoning - I-1
- Approximately 1.56 AC Buildable Area

LOCATION DESCRIPTION

Located on off of East 60th Street North, near Sycamore Avenue, this land is available near land and other businesses in north Sioux Falls. Neighbors include Sioux Falls Human Society, Brower Relocation, Grand Prairie Foods, FedEx, Northwest Corp, and more. Approximately 1.6 miles to I-90 & Hwy 100 and approximately 2.0 miles to I-229 & Benson Road. Located in Park 8 East Industrial Park



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PHOTOS

4000 E WILCOX ST
Sioux Falls, SD 57104

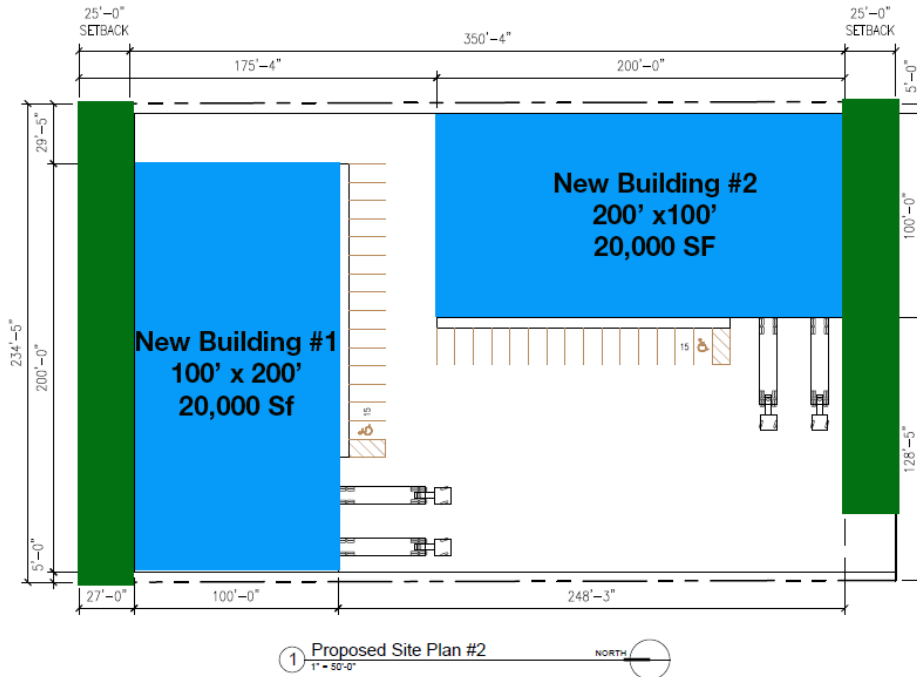
FOR SALE

Land



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SITE INFORMATION

ZONE: I-1
FORM: WM1

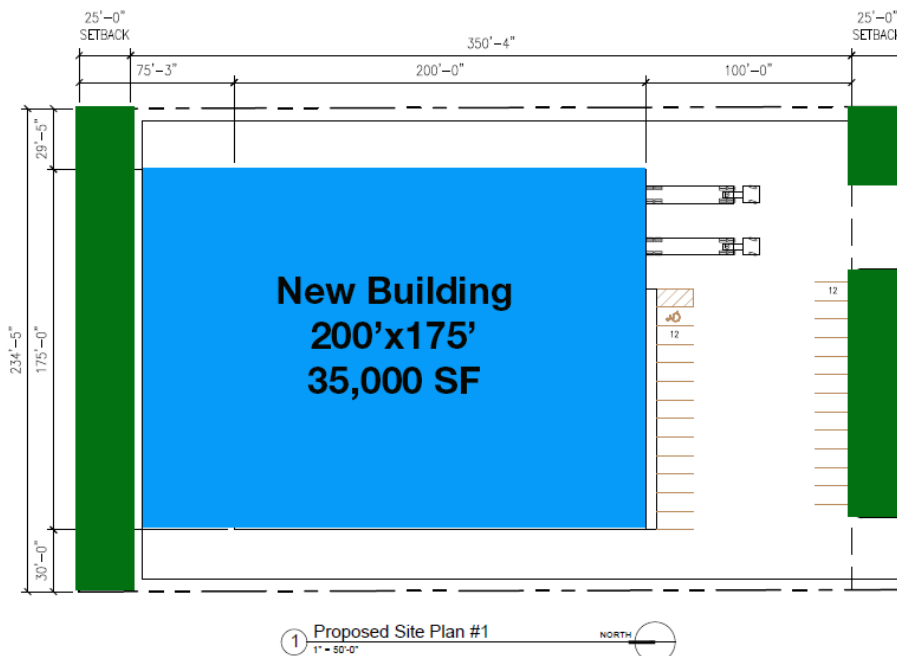
FRONT YARD SETBACK = 25'-0"
SIDE/REAR YARD SETBACK = 0
MAXIMUM HEIGHT = 45'-0"
BUFFER YARD: N/A

PARKING INFORMATION

FOR STRUCTURES 50,000 SF OR LESS,
1 SPACE / 1,500 SF

FOR STRUCTURES GREATER THAN 50,000 SF,
1 SPACE / 1,500 SF UP TO 50,000 SF
AND THEN 1 SPACE / 4,000 SF
ABOVE 50,000 SF

20,000 SF / 1,500 SF = 14 SPACES
14 x 2 BUILDINGS = 28 SPACES
PROVIDED SPACES = 30 SPACES
(INCLUDES 2 REQUIRED ACCESSIBLE SPACES)



SITE INFORMATION
 ZONE: I-1
 FORM: WM1
 FRONT YARD SETBACK = 25'-0"
 SIDE/REAR YARD SETBACK = 0
 MAXIMUM HEIGHT = 45'-0"
 BUFFER YARD: N/A

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 FOR STRUCTURES 50,000 SF OR LESS,
 1 SPACE / 1,500 SF
 FOR STRUCTURES GREATER THAN 50,000 SF,
 1 SPACE / 1,500 SF UP TO 50,000 SF
 AND THEN 1 SPACE / 4,000 SF
 ABOVE 50,000 SF

35,000 SF / 1,500 SF = 24 SPACES
 PROVIDED SPACES = 24 SPACES
 (INCLUDES 1 REQUIRED ACCESSIBLE SPACE)

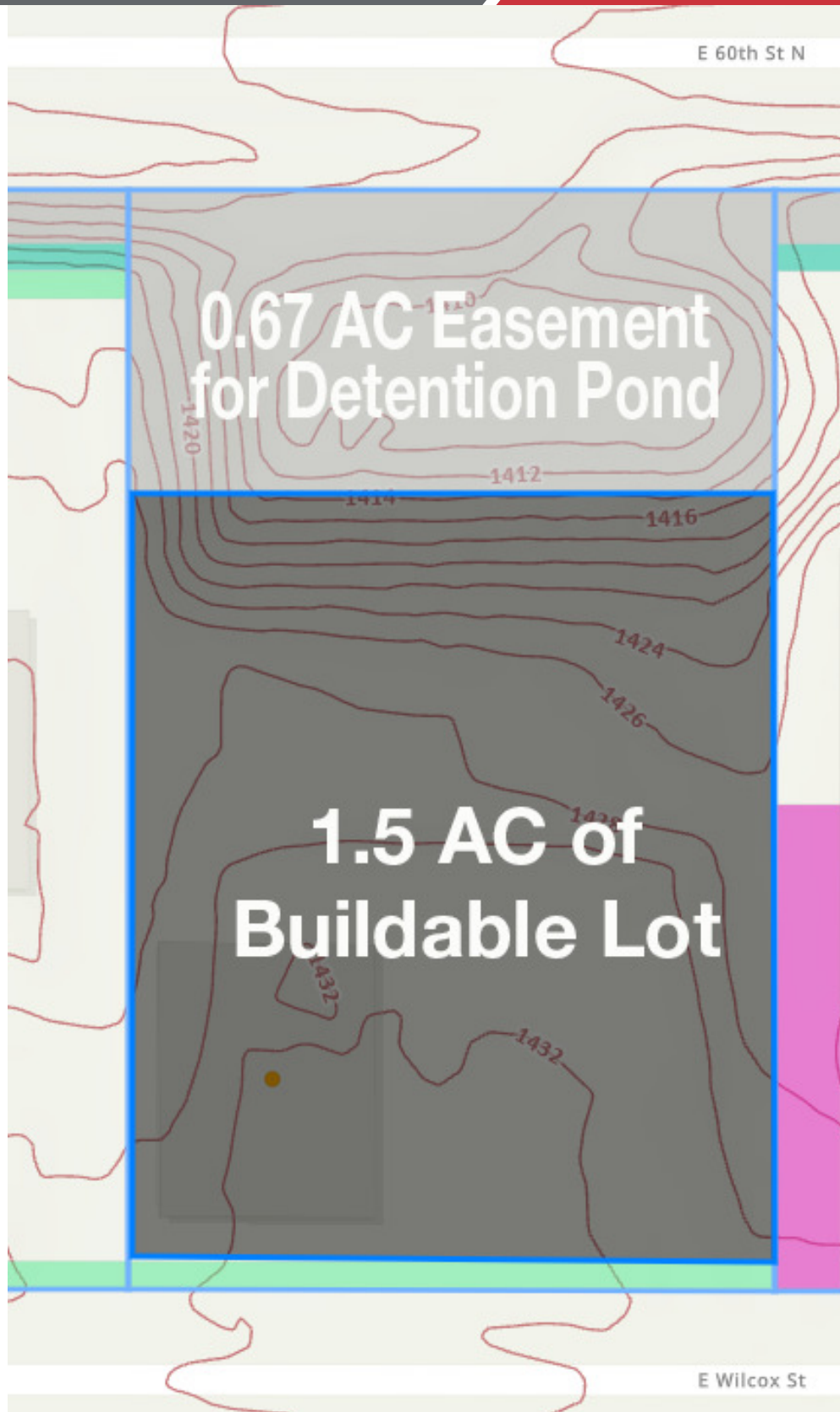


TOPOGRAPHIC MAP

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Sioux Falls, SD 57104

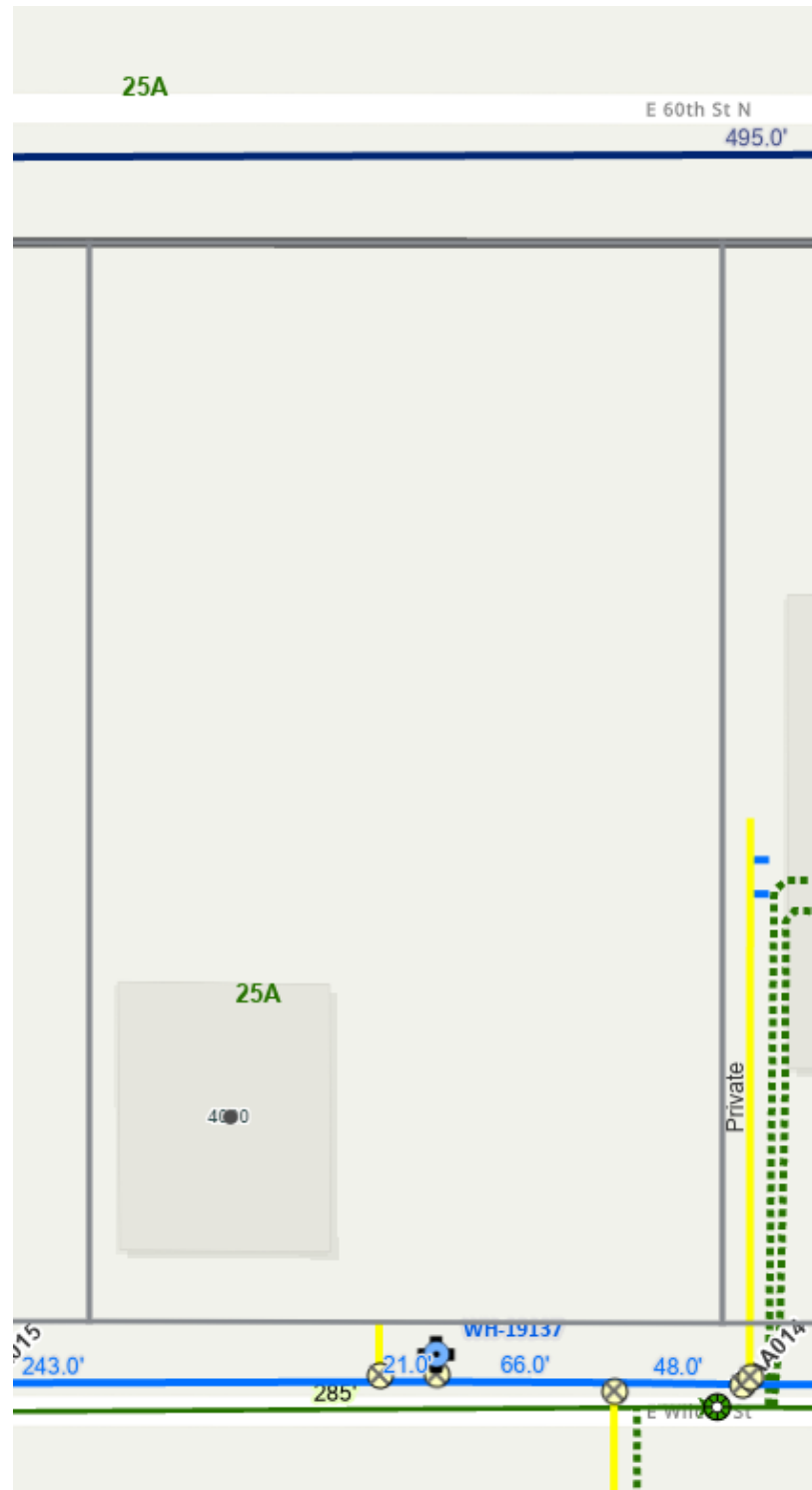
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Land



LOCATION MAP

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Map data ©2025 Imagery ©2025 Airbus, Maxar
Technologies, USDA/FPAC/GEO

NA Sioux Falls

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