



**4000 E. Wilcox Street**  
Sioux Falls, SD 57104

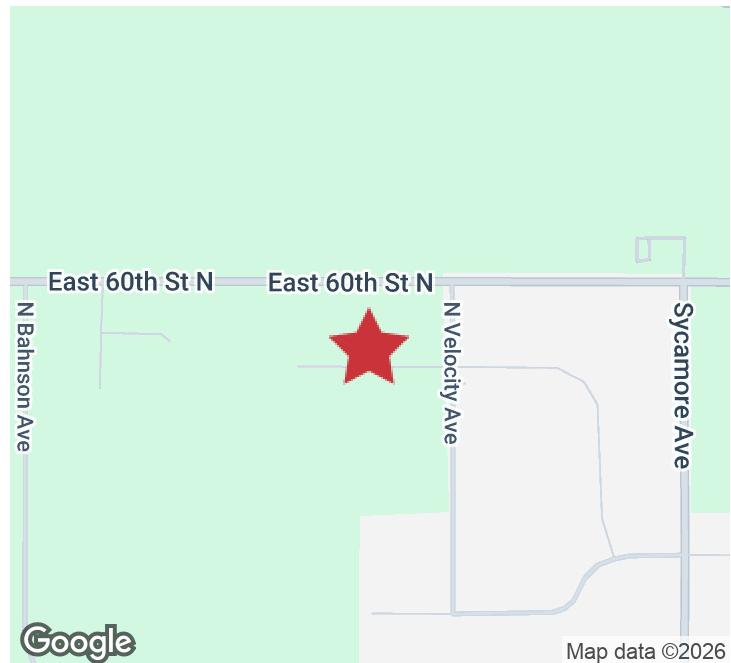
Sale Price	\$566,196 (\$6.00/SF)
Land Size	2.166 AC (94,366 SF)
Real Estate Taxes 2024	\$4,730.86

#### 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



**GREGG BROWN, MBA, SIOR**  
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# PHOTOS

4000 E WILCOX ST  
Sioux Falls, SD 57104

FOR SALE

Land



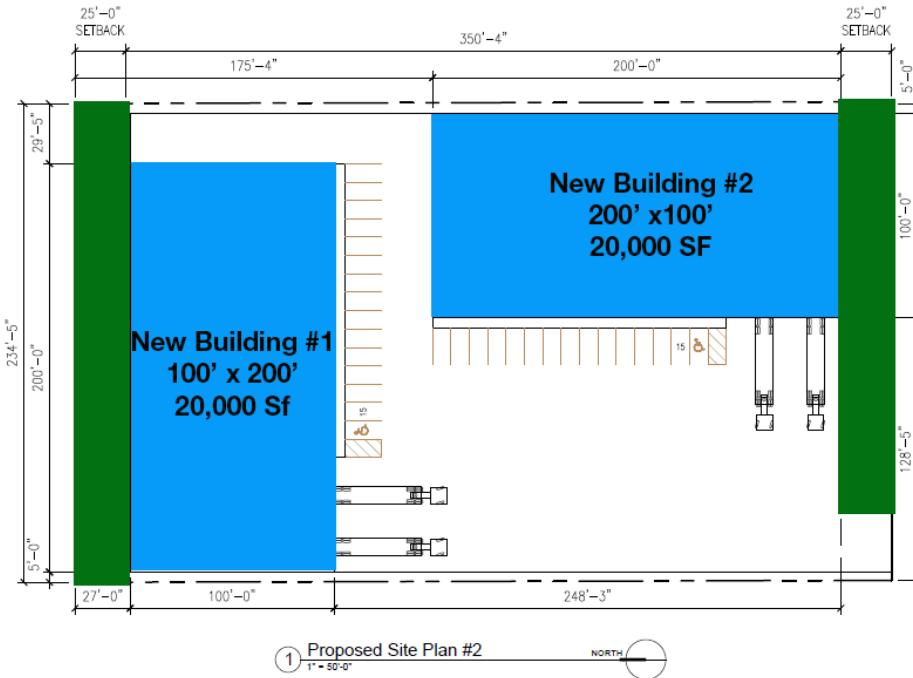
# SITE PLANS

4000 E WILCOX ST

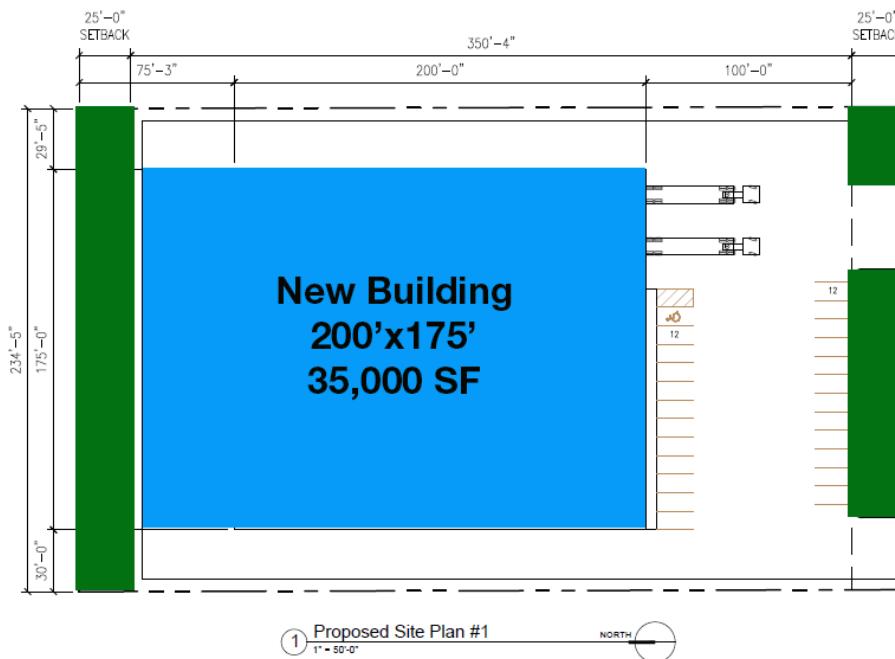
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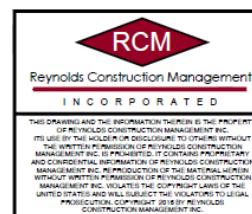
Land



SITE INFORMATION	
ZONE:	I-1
FORM:	WM
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)	



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



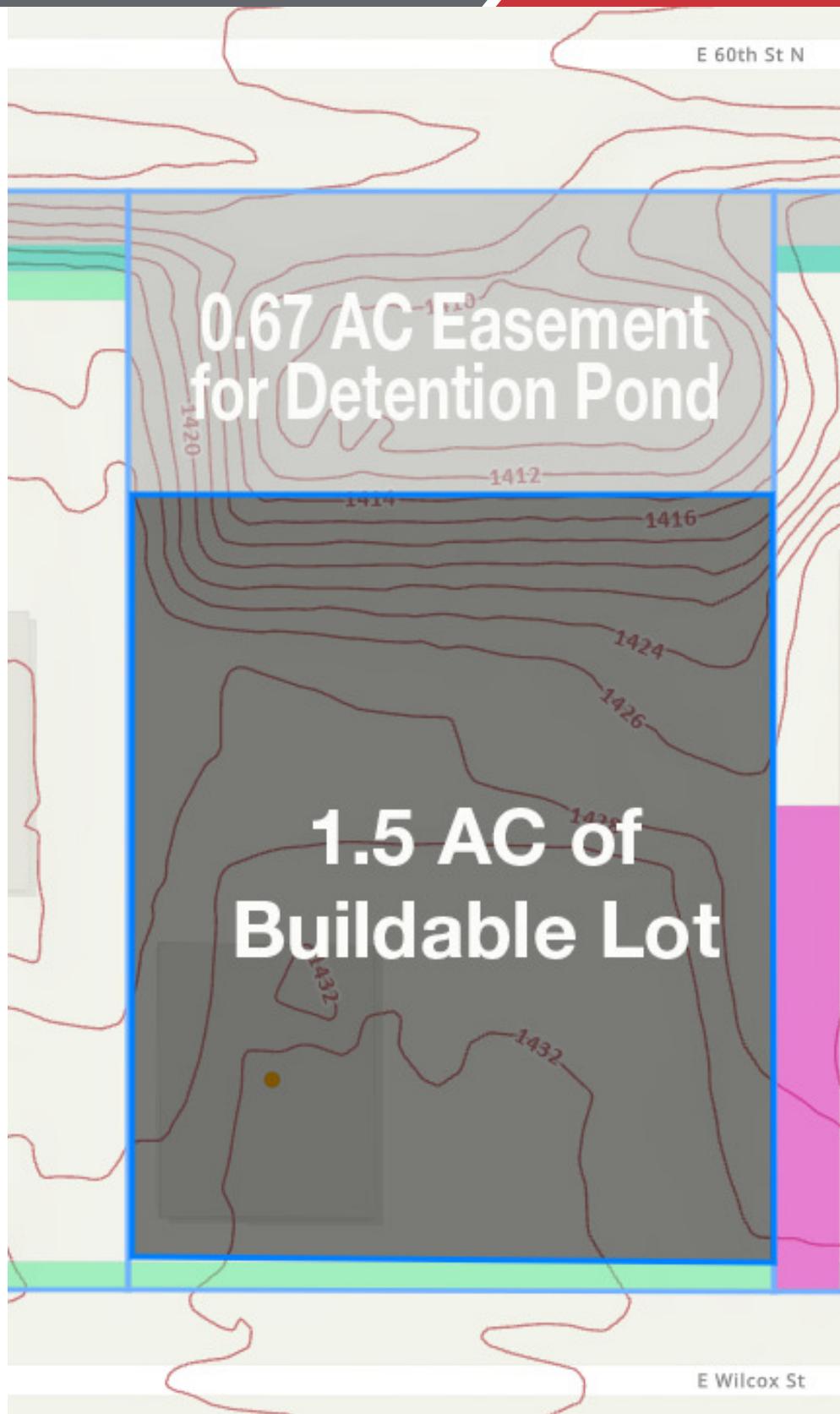
# TOPOGRAPHIC MAP

4000 E WILCOX ST

Sioux Falls, SD 57104

FOR SALE

Land



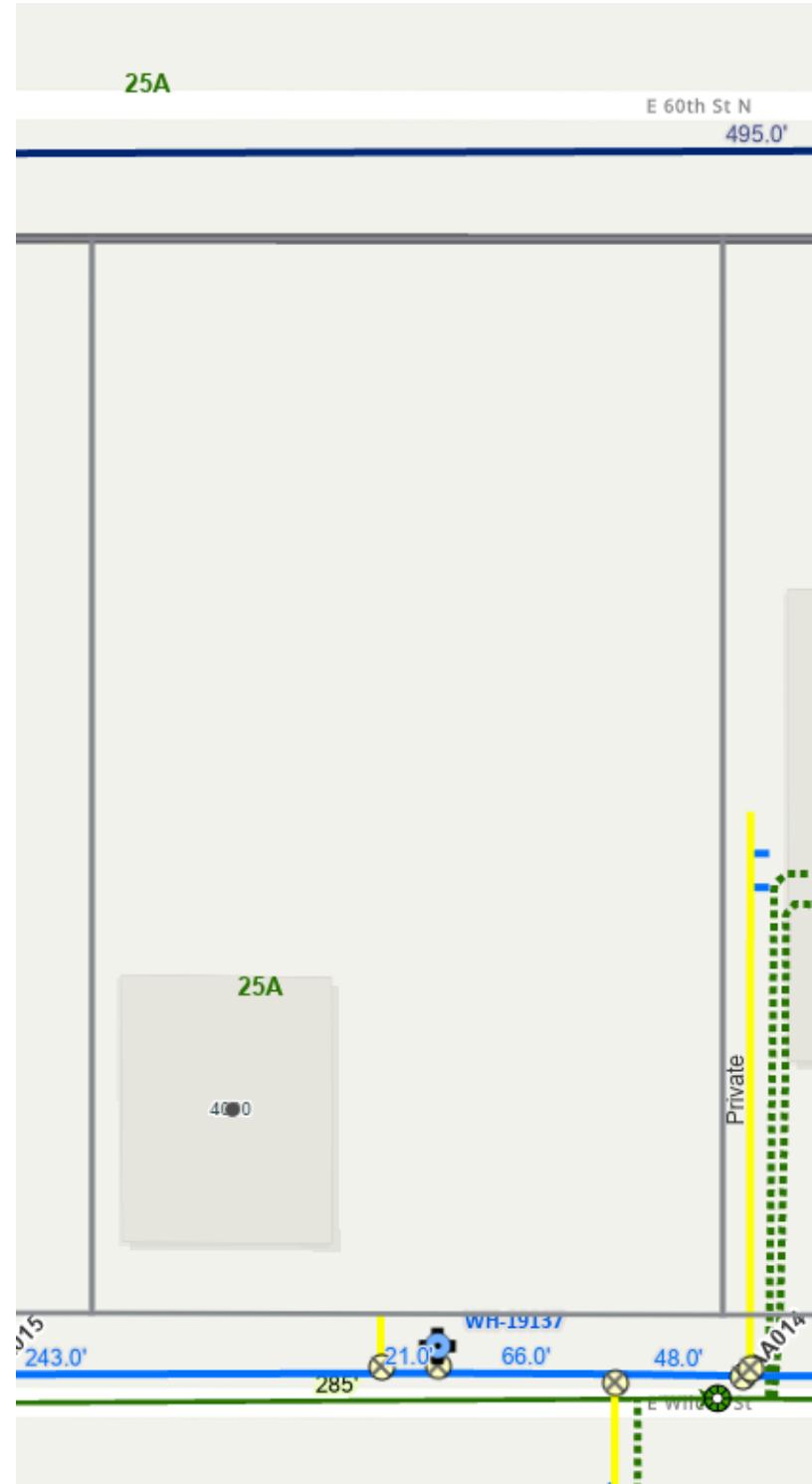
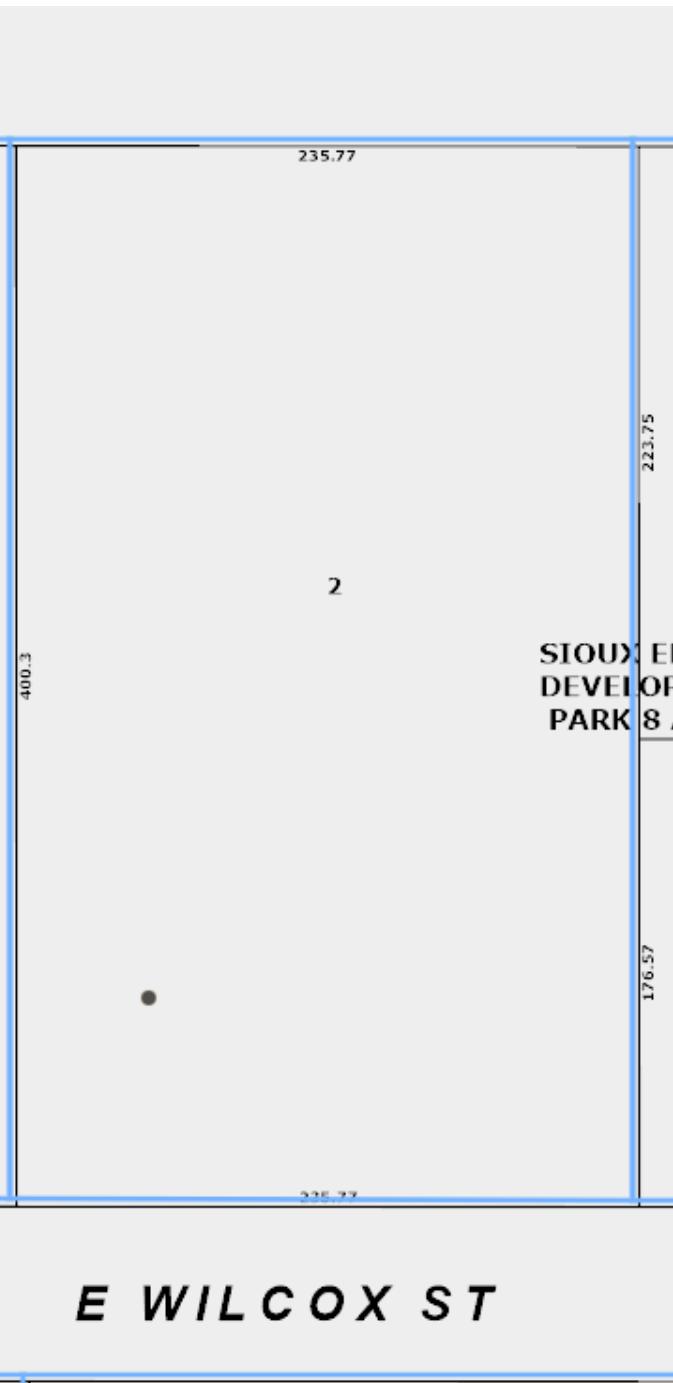
# DIMENSIONS AND UTILITIES

4000 E WILCOX ST

Sioux Falls, SD 57104

FOR SALE

Land



# LOCATION MAP

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**NAI Sioux Falls**

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