

NAI Sioux Falls

FOR SALE

705 E. 60th Street N., Sioux Falls, SD 57104

BUILDING II

PART OF THE FORMER CITIBANK CAMPUS



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NAI Sioux Falls



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A scenic view of a river with a waterfall and a bridge at sunset. The sky is a mix of orange and blue. On the left, there is a small wooden building on a grassy hill. In the center, a bridge spans the river. On the right, a waterfall cascades over rocks. A large red rectangular overlay covers the center of the image, containing the text "EXECUTIVE SUMMARY" in white capital letters.

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





OVERVIEW

Property Information

Zoning	I-1
Year Built	1983
Age	41 Years
Land to Building Ratio	1:5
Vacancy	100%
Vacant SF	124,103 SF
Parking Spaces	752
HVAC	Condenser Water System/ Heat Pumps
Roof	Tar & Gravel
Exterior Finish	Tilt Up Concrete/Slab on Grade
Dock Doors	3
Roll Up Doors	1
Elevators	1 freight, 1 passenger
Finished Ceiling Height	9'
Slab to Slab 1st Floor	12'4"
Slab to Slab 2nd Floor	14'10"
Column Spacing	30'
Floor	Raised System - 16"
Sprinkler System	Wet

UPS

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

Generator

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

Fuel Tanks

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



Total Land Area
17.37 AC (Two Lots)

Main Lot: 14.09 AC
Vacant Lot: 4810 N. 4th Avenue
— 3.28 AC

Stories
Two

Layout
Open Plan/Call Center/Office

PROPOSED USES



Data Center



Industrial



Self Storage

PARKING LOT RENTALS

There are currently two tenants ground leasing a portion of the parking lot. Contact listing agents for tenant lease information.



ACTUALS FOR CY 2023 NNN BREAKDOWN PSF

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

*Property Managed by NAI Sioux Falls

UTILITY PROVIDERS

Electric:



Gas:



Water/Sewer:



Fiber:



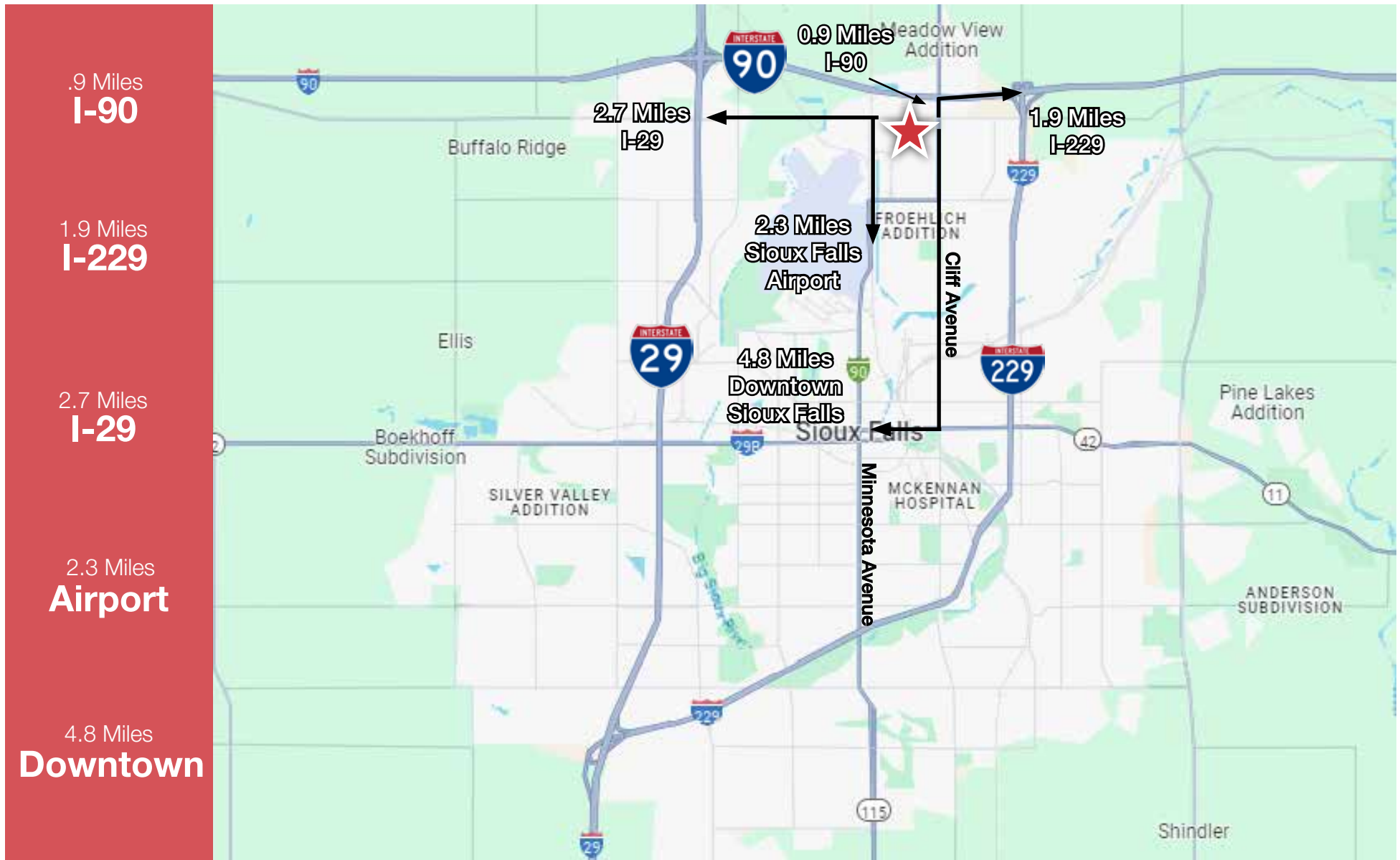
A scenic view of a river with a waterfall and a bridge at sunset. The river flows over a rocky ledge, creating a small waterfall. In the background, a bridge spans the river. The sky is a mix of orange and blue, indicating the time is either sunrise or sunset. On the left, there is a small wooden building and some trees. The foreground shows a grassy area with some rocks and a yellow bench.

MAPPING

AERIAL



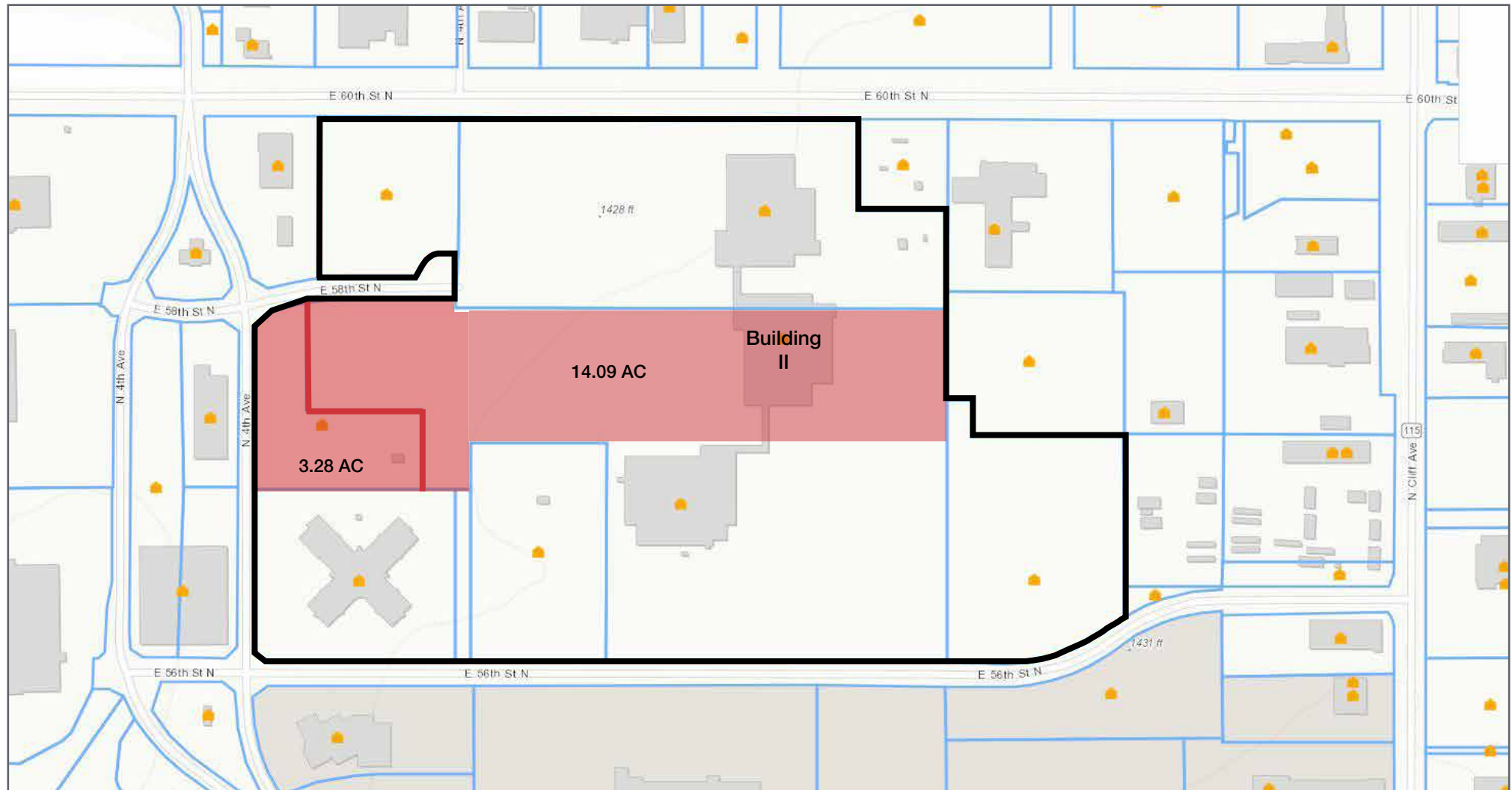
TRANSIT DISTANCES



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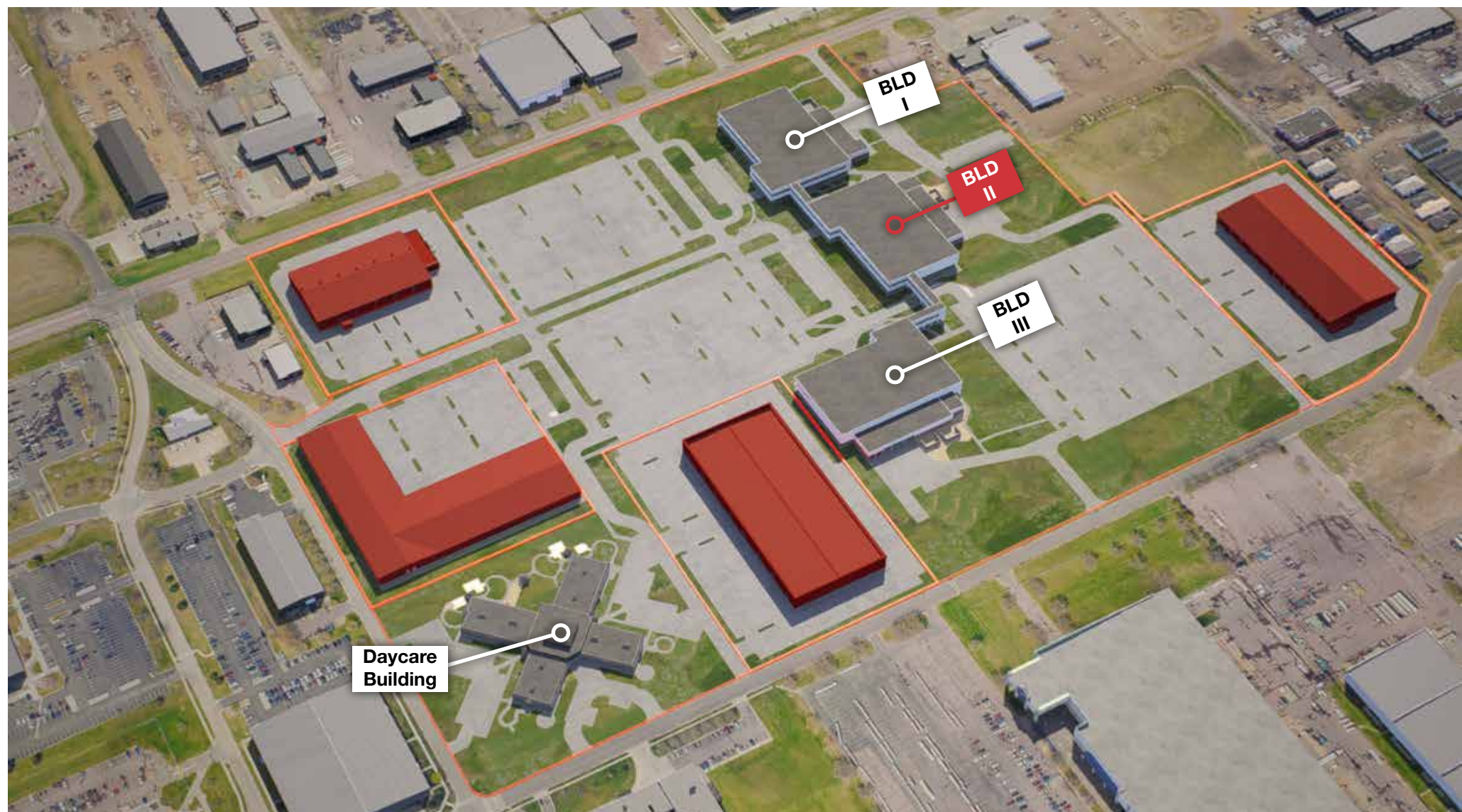
CURRENT TAX PARCELS

*Subject to Replatting



*Will need to replat into separate parcel

PROPOSED FUTURE DEVELOPMENT



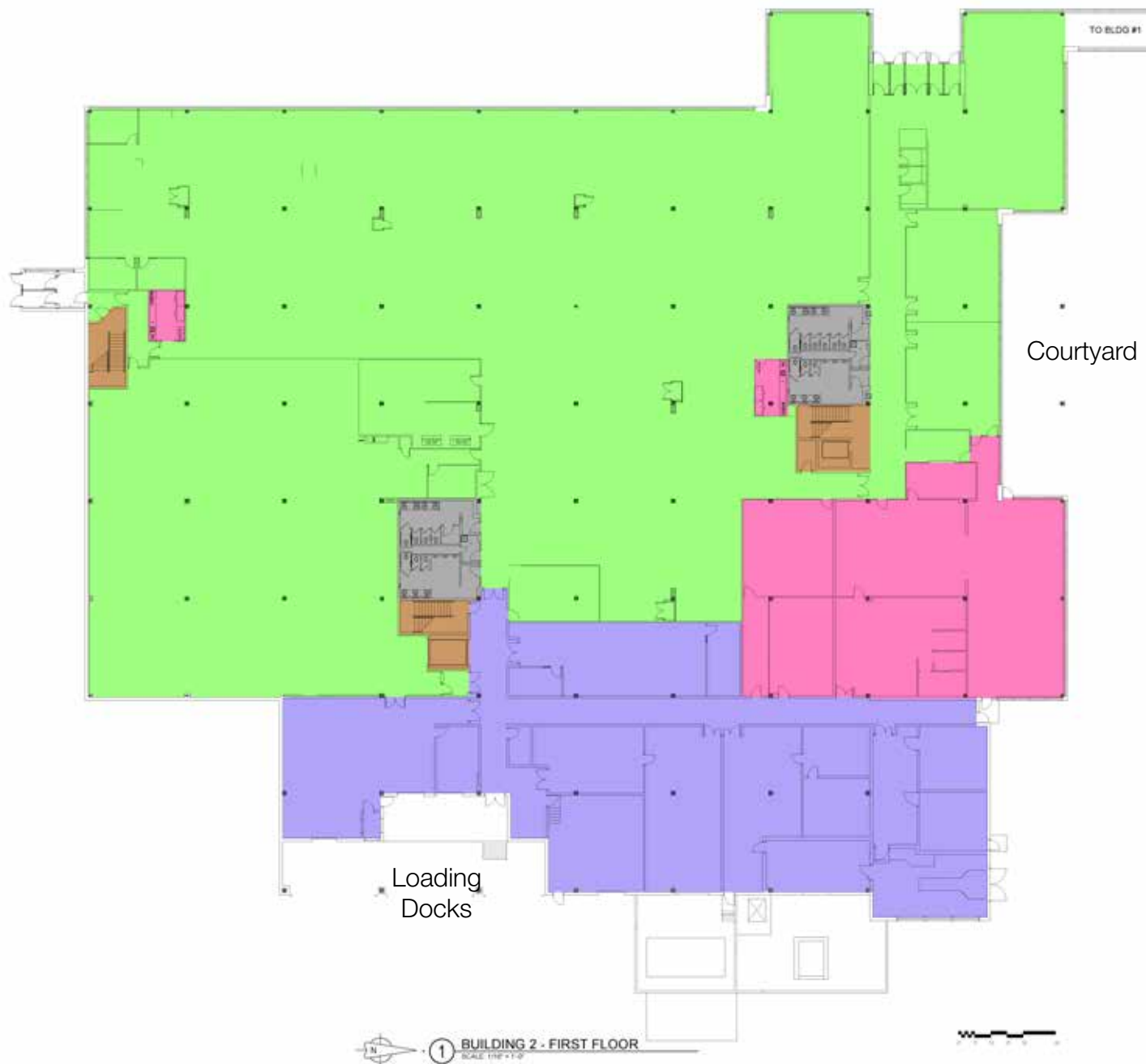
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The red buildings are conceptual in nature and the actual size and location of the buildings is subject to approval by the City's planning and zoning department.

A scenic view of a river with a waterfall and a bridge at sunset. The sky is a mix of orange and blue. On the left, there is a small wooden building on a grassy hill. In the center, a bridge spans the river. On the right, a waterfall cascades over rocks. A large red semi-transparent rectangle is overlaid on the center of the image, containing the text 'FLOOR PLANS' in white.

FLOOR PLANS

- 56,464 SQ. FT. BUILDING NET
- 43,496 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



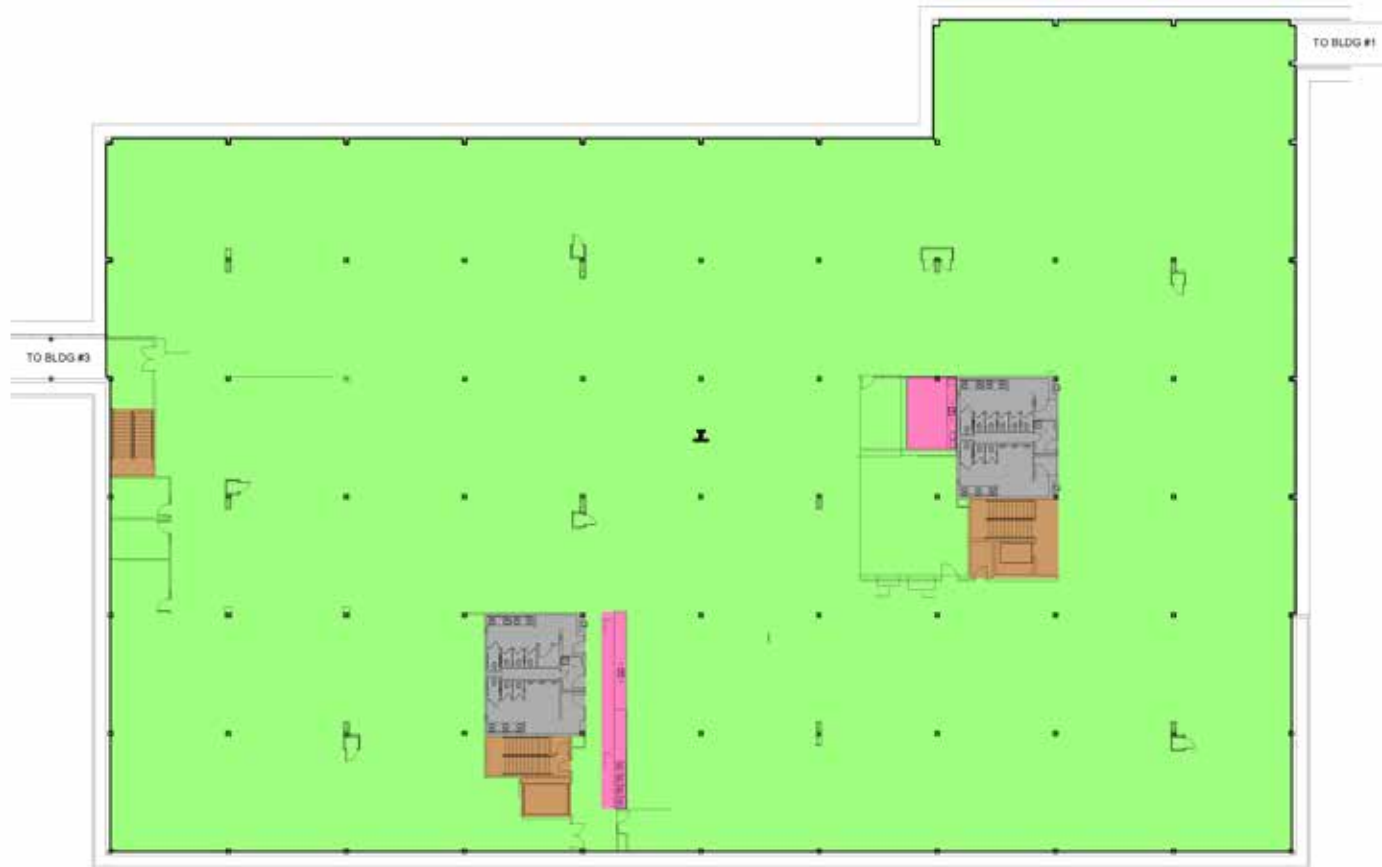
57,205 SQ. FT.
BUILDING NET

94,034 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: 1/8" = 1'-0"



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

KEY FACTS

233,805

Population



2.4

Average Household Size

36.3

Median Age

\$79,866

Median Household Income

EDUCATION

5.4%

No High School Diploma



22.6%

High School Graduate



31.2%

Some College/ Associate's Degree



40.9%

Bachelor's/Grad/ Prof Degree

BUSINESS



9,826

Total Businesses



140,459

Total Employees

EMPLOYMENT



63.5%

White Collar



21.4%

Blue Collar



15.1%

Services



1.6%

Unemployment Rate



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