



BUILDING I



BUILDING II



BUILDING III



DAYCARE BUILDING

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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 \$33,814,090 (\$80.73/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 a warm orange glow 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

Zoning	I-1
Year Built	1981
Age	43 Years
Land to Building Ratio	1:5
Vacancy	90%
Vacant SF	110,725 SF
Parking Spaces	563
HVAC	Condenser Water System/ Heat Pumps
Roof	Tar & Gravel
Exterior Finish	Tilt Up Concrete/Slab on Grade
Dock Doors	2
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, Catepillar 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
\$7,381,680.00

Price/SF
\$60.00



Building Square Feet
123,028 SF

Average Floor Size
62,000 SF



Land Area
15 AC

Stories
Two

Layout
Open Plan/Call Center/Office

PROPOSED USES



Data Center



Industrial



Self Storage

BUILDING II - 705 E. 60TH STREET N.

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 Calls

Generator

Size/ Manufacturer	1375/ KVA, Catepillar 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
\$7,446,180.00

Price/SF
\$60.00



Building Square Feet
124,103 SF

Average Floor Size
62,000 SF



Land Area
14.09 AC

Stories
Two

Layout
Open Plan/Call Center/Office

PROPOSED USES



Data Center



Industrial



Self Storage

BUILDING III - 500 E. 56TH STREET N.

Property Information

Zoning	I-1
Year Built	1996
Age	28 Years
Land to Building Ratio	1:5
Vacancy	0%
Vacant SF	0 SF
Parking Spaces	644
HVAC	Condenser Water System/ Heat Pumps
Roof	Tar & Gravel
Exterior Finish	Tilt Up Concrete/Slab on Grade
Dock Doors	2
Roll Up Doors	2
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 Calls

Generator

Size/ Manufacturer	1375/ KVA, Catepillar 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
\$12,618,161.00

Price/SF
\$103.18



Building Square Feet
122,293 SF

Average Floor Size
62,000 SF



Land Area
14.09 AC

Stories
Two

Layout
Open Plan/Call Center/Office

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	280
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
\$3,000,500.00

Price/SF
\$60.71



Building Square Feet
49,424 SF

Average Floor Size
49,424 SF



Land Area
6.55 AC

Stories
One

Layout
Daycare



PROPOSED USES



Daycare



Medical



Office

LAND PARCELS

Parcel A

409 E. 60th Street N

\$4.50/SF

\$731,155

3.73 AC

162,315 SF

Parcel B

4810 N. 4th Avenue

\$4.50/SF

\$643,262 - \$1,088,874

3.28 AC - 5.55 AC

142,947 SF - 241,972 SF

Parcel C

400 E. 56th Street N

\$2.75/SF

\$624,465

5.21 AC

227,083 SF

Parcel D

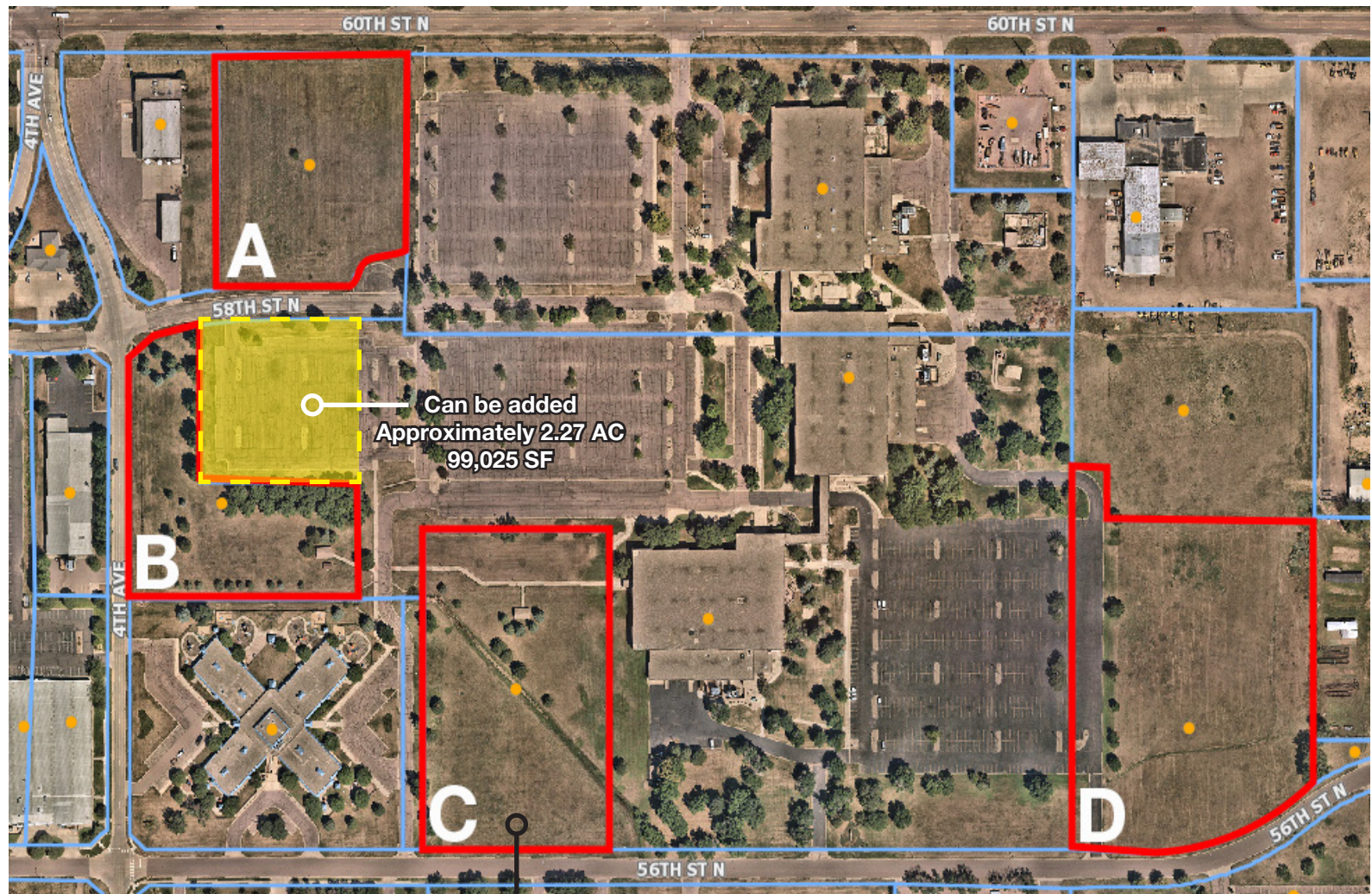
800 E. 56th Street N

\$4.50/SF

\$1,368,612

6.98 AC

304,155 SF



*Drainage easement would need to be relocated

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.



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



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

BUILDING III

Avera

Contact listing agents for tenant lease information.



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

DAYCARE BUILDING

Real Estate Taxes:	\$1.56
Insurance:	\$0.52
CAM:	\$2.37
Total NNN:	\$4.44

UTILITY PROVIDERS



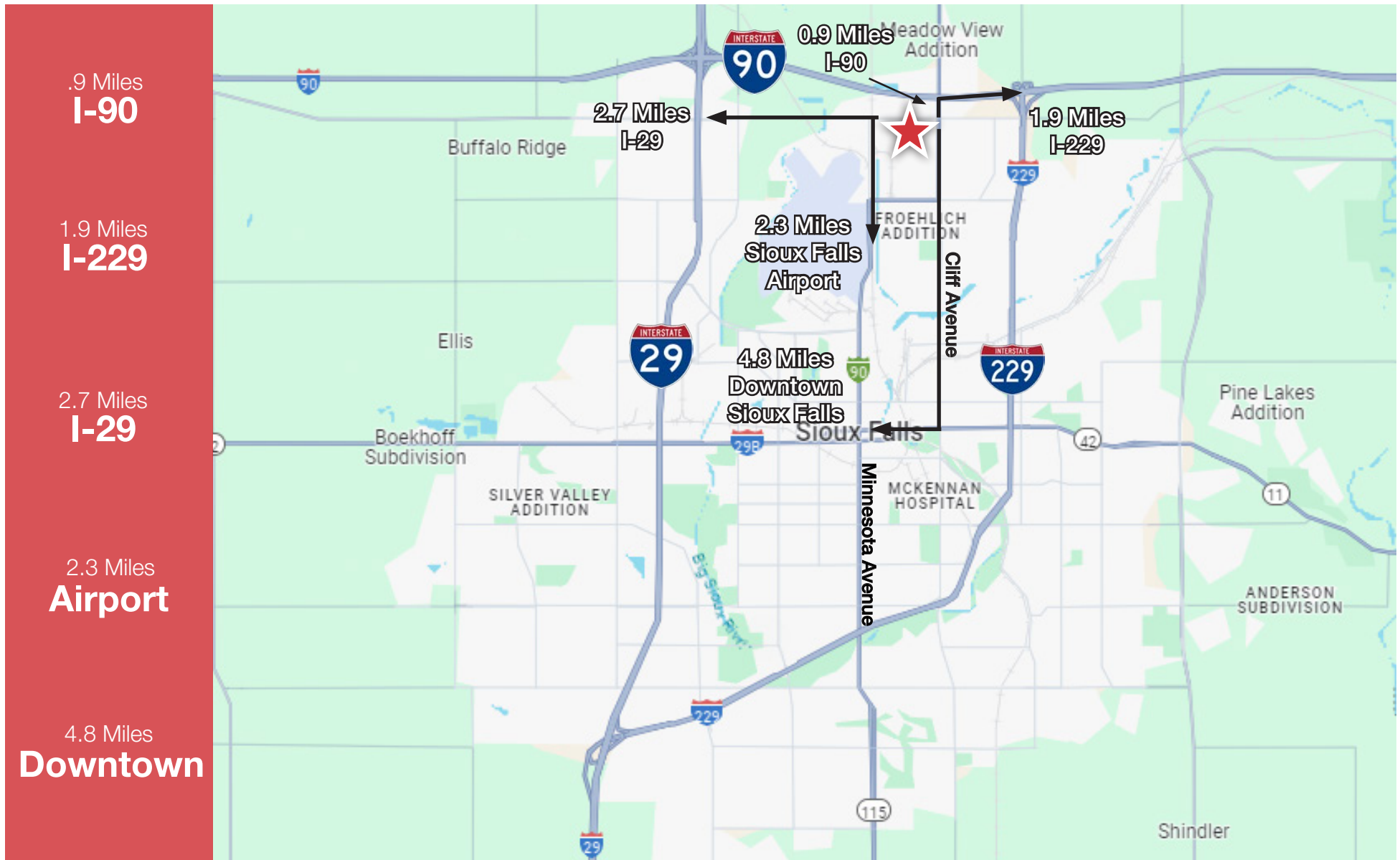
A scenic view of a river with a waterfall and a bridge at sunset. The river flows over a rocky bed, creating a small waterfall on the right side. A bridge with a small tower in the center spans the river in the background. The sky is a mix of orange and blue, indicating the time is either sunrise or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

MAPPING

AERIAL

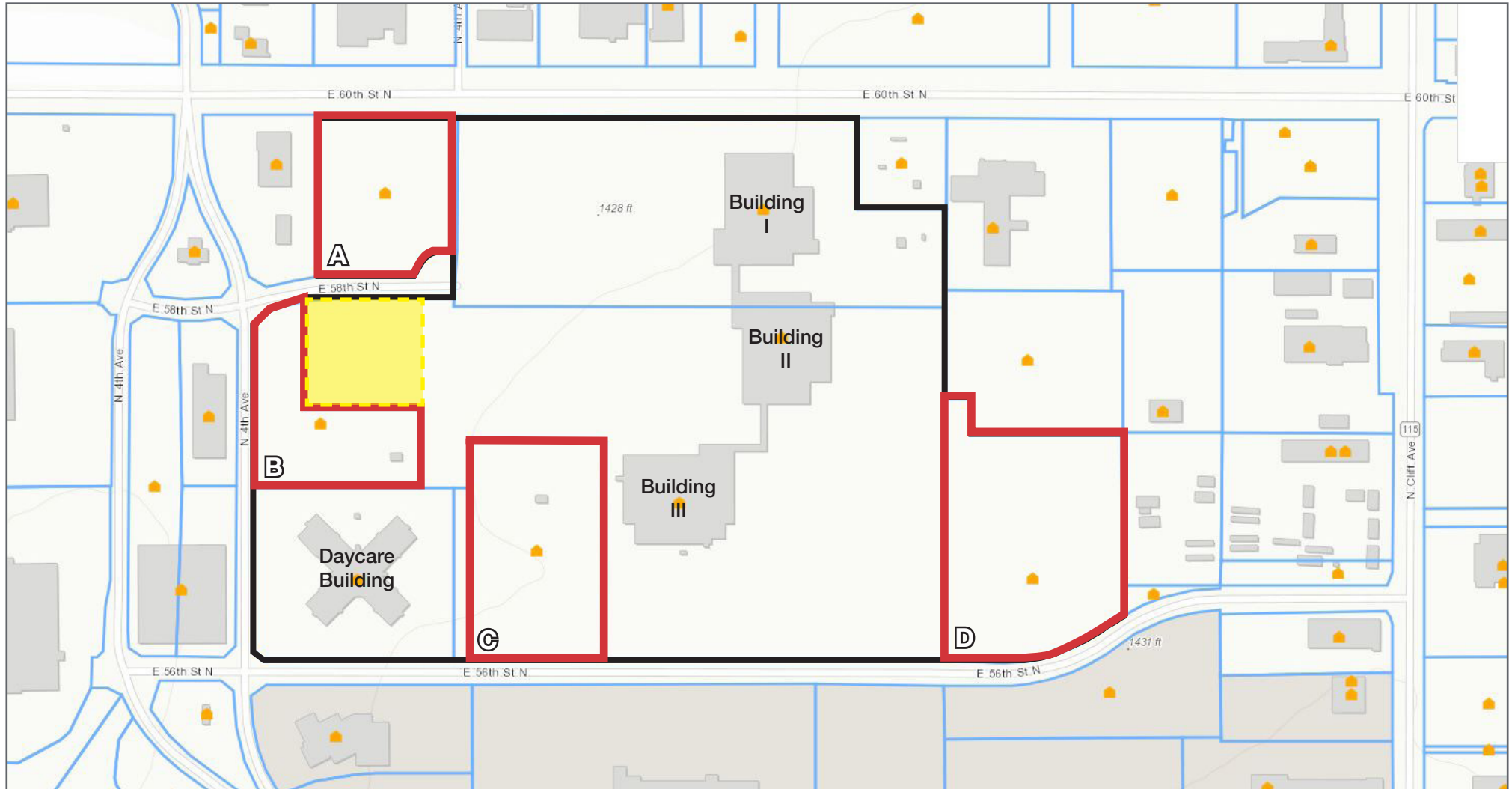


TRANSIT DISTANCES



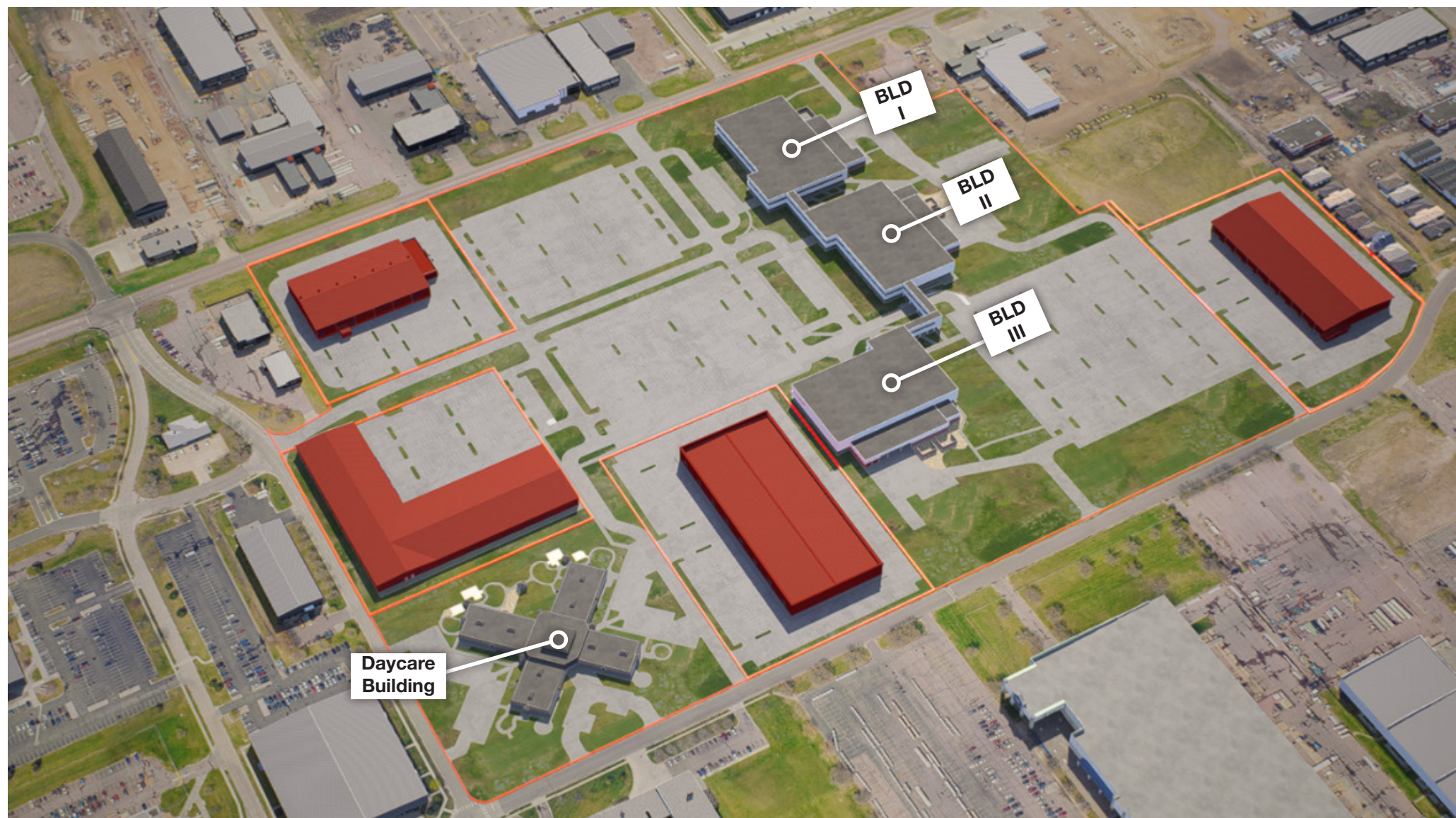
CURRENT TAX PARCELS

*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.

A scenic view of a river with a waterfall and a bridge at sunset. The sky is a mix of orange, yellow, and blue. The river flows over a rocky bed, creating a small waterfall. A bridge with a small tower is visible in the background. On the left, there is a grassy area with a yellow bench and a small wooden building. A large red semi-transparent rectangle is overlaid on the center of the image, containing the text "FLOOR PLANS" in white.

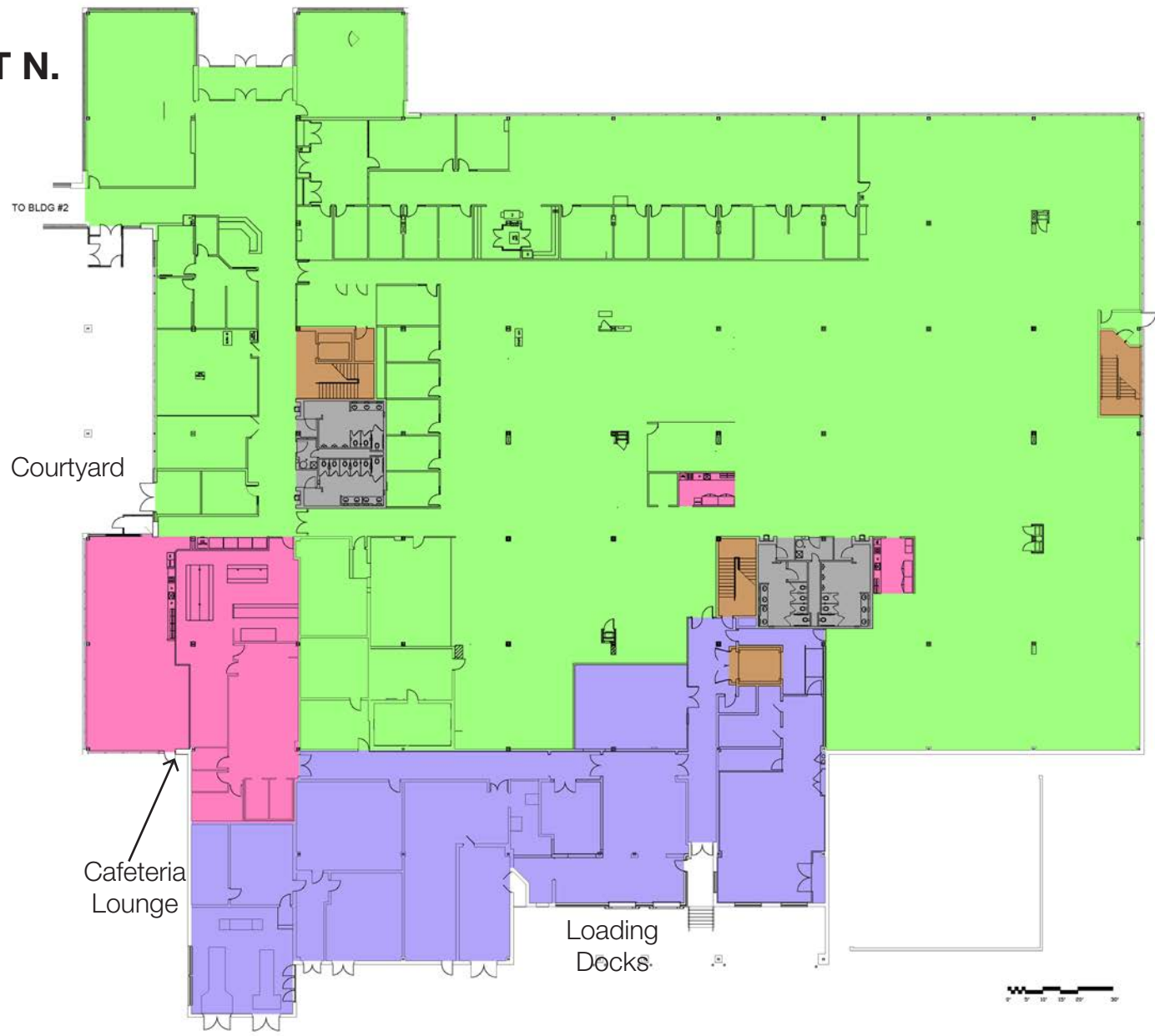
FLOOR PLANS

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



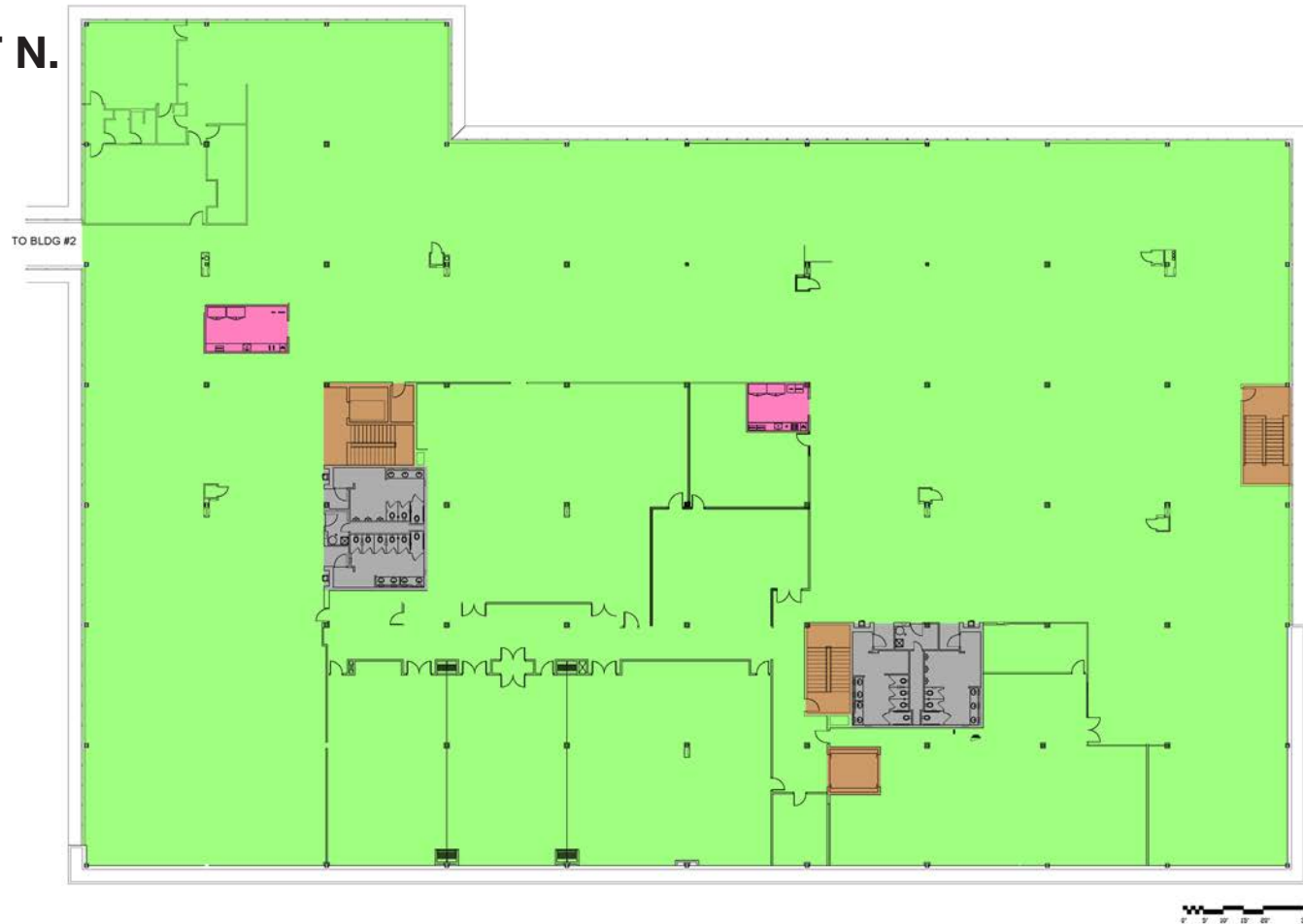
① BUILDING 1 - FIRST FLOOR
SCALE 1/16" = 1'-0"

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



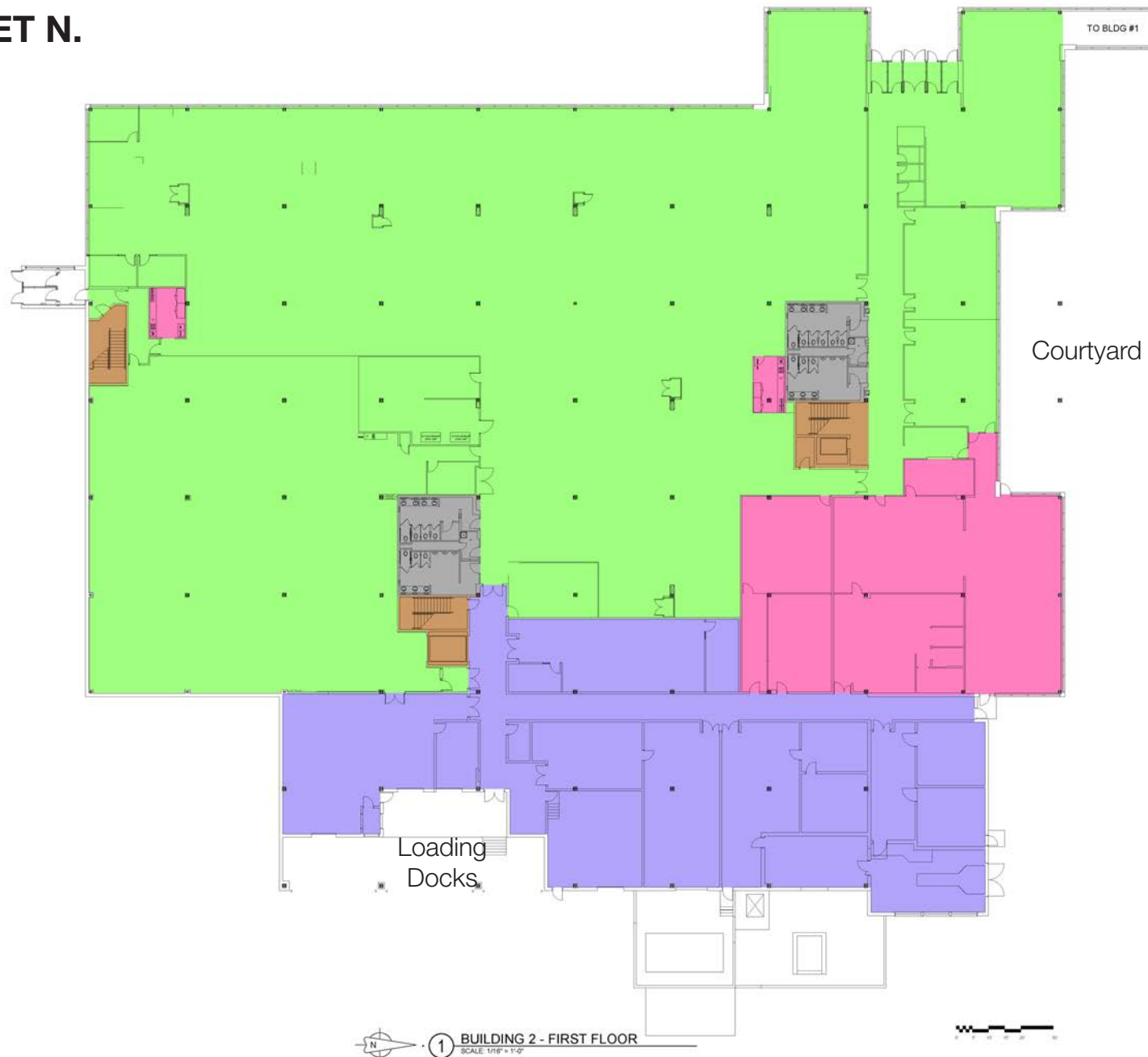
1 BUILDING 1 - SECOND FLOOR
SCALE 1/16" = 1'-0"

BUILDING II

705 E. 60TH STREET N.

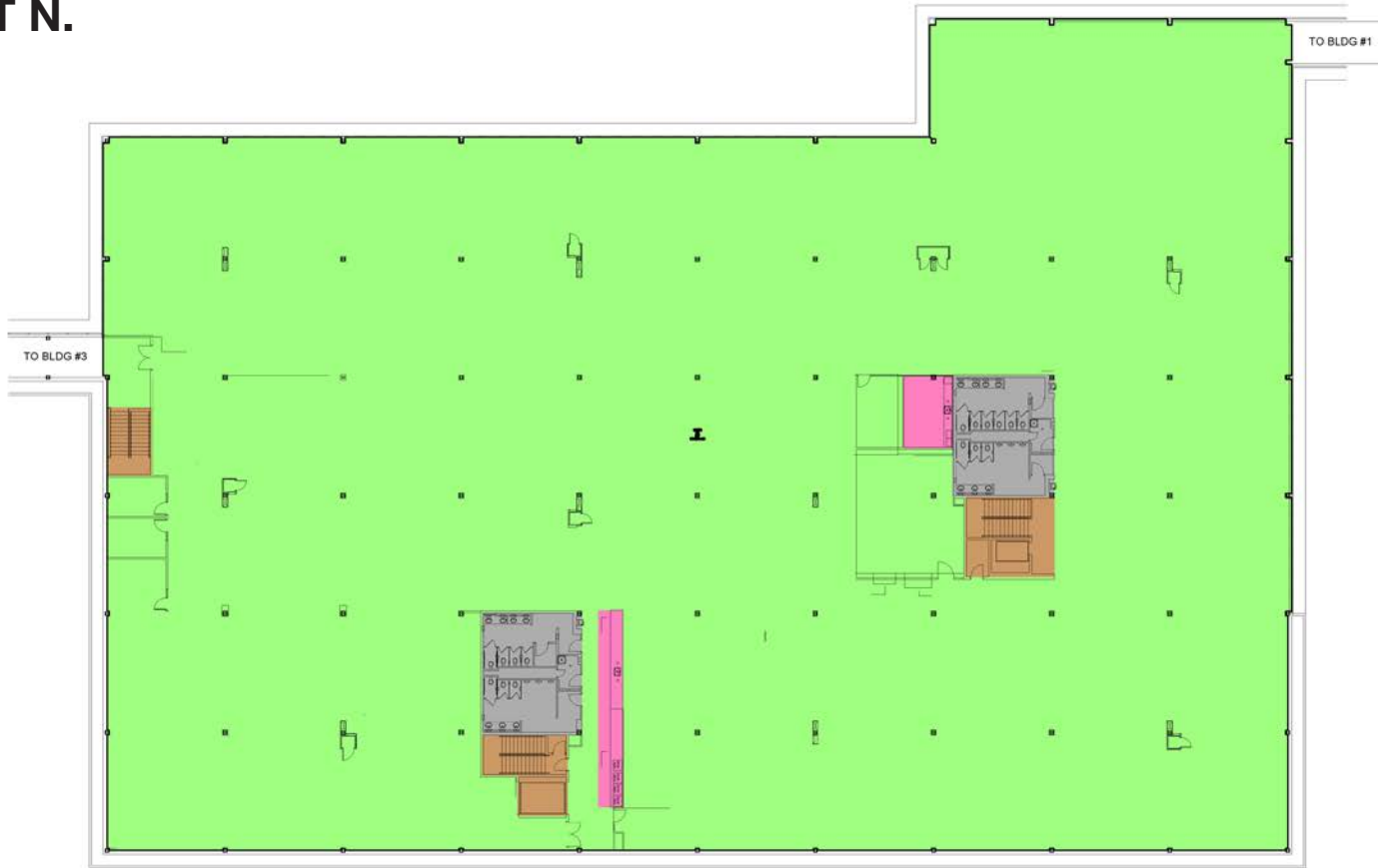
1ST FLOOR

- 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

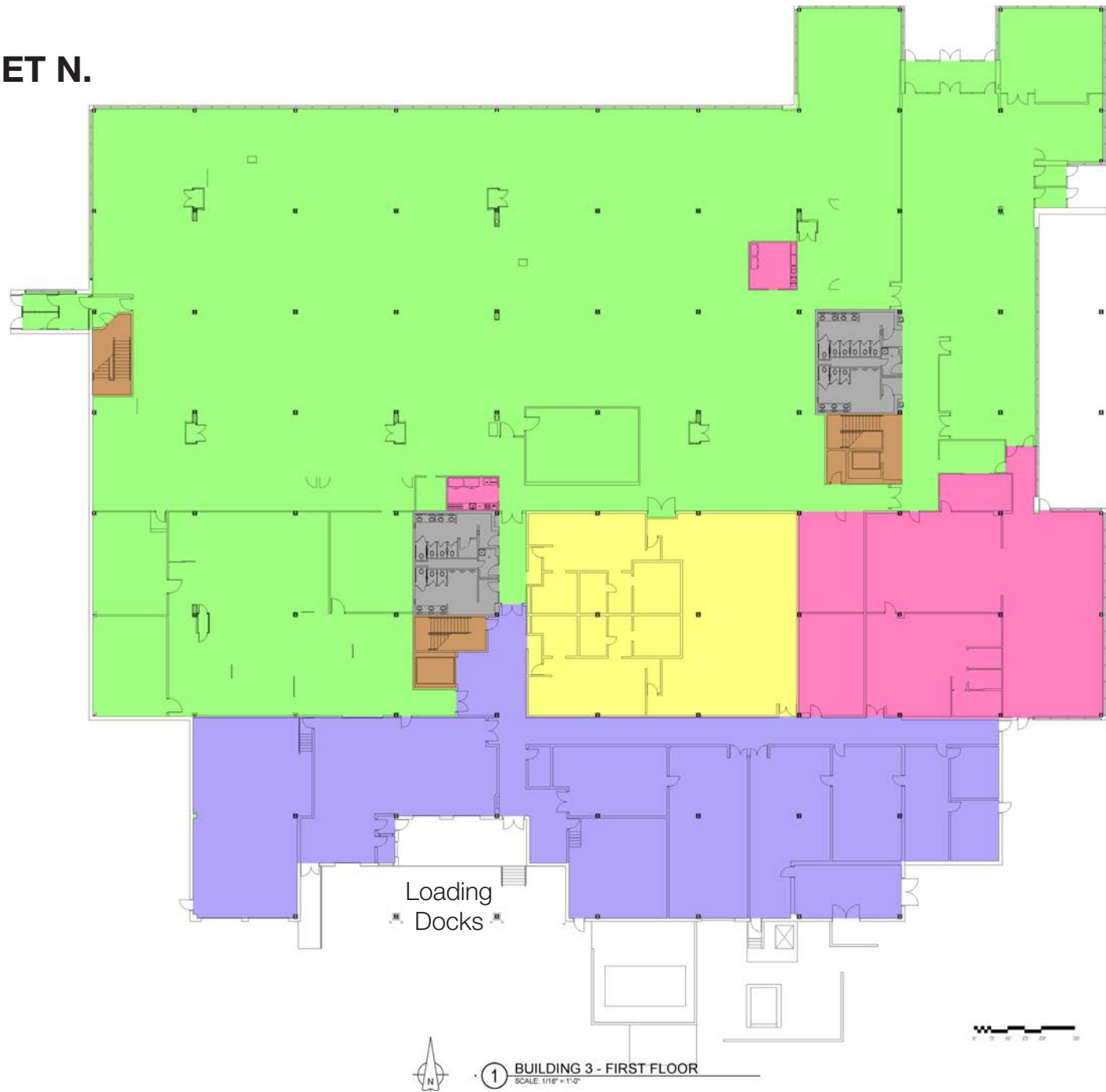
1,121 SQ. FT.
VERTICALS

1,597 SQ. FT.
RESTROOMS

6,361 SQ. FT.
KITCHEN / BREAK

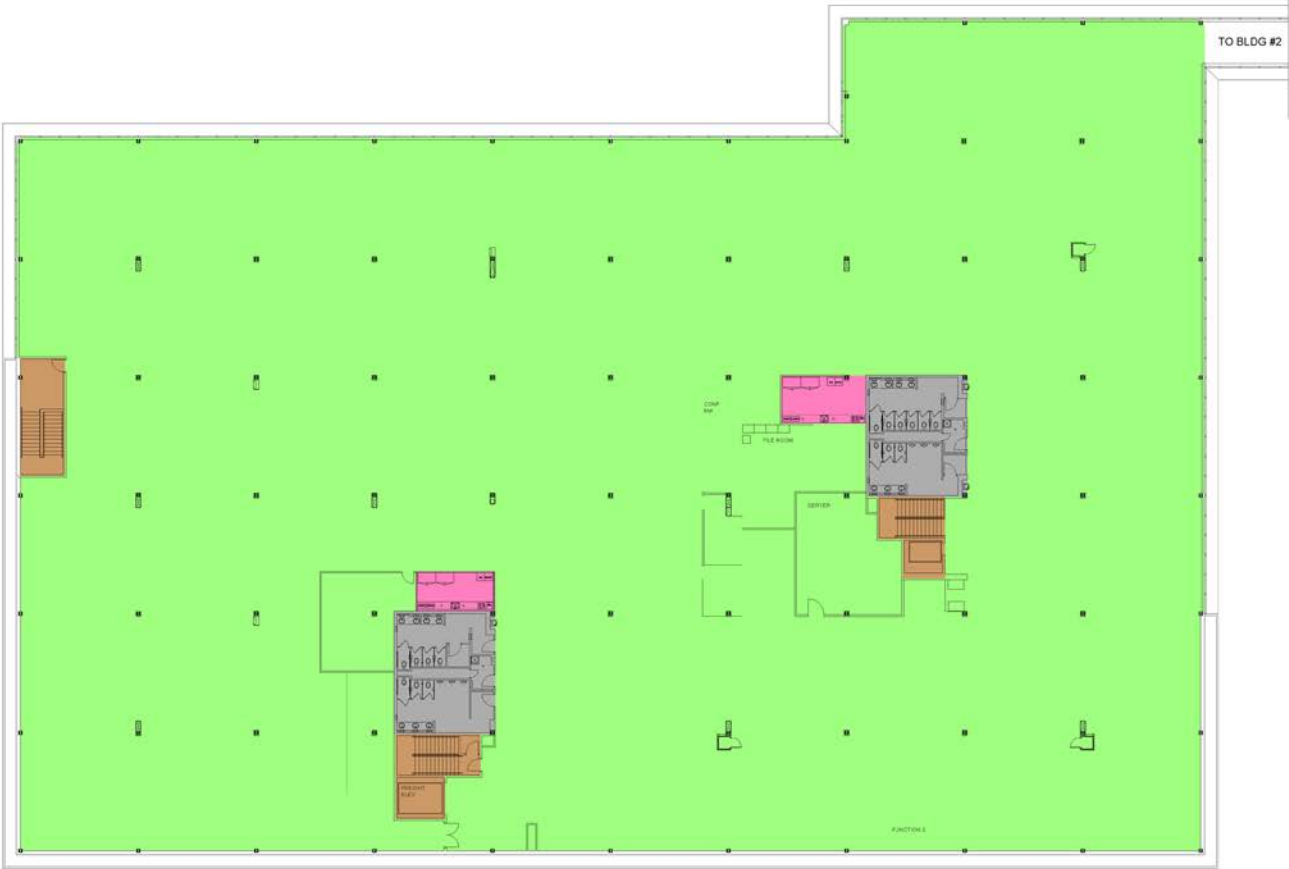
12,579 SQ. FT.
CORE FUNCTIONS

4,877 SQ. FT.
FITNESS CENTER



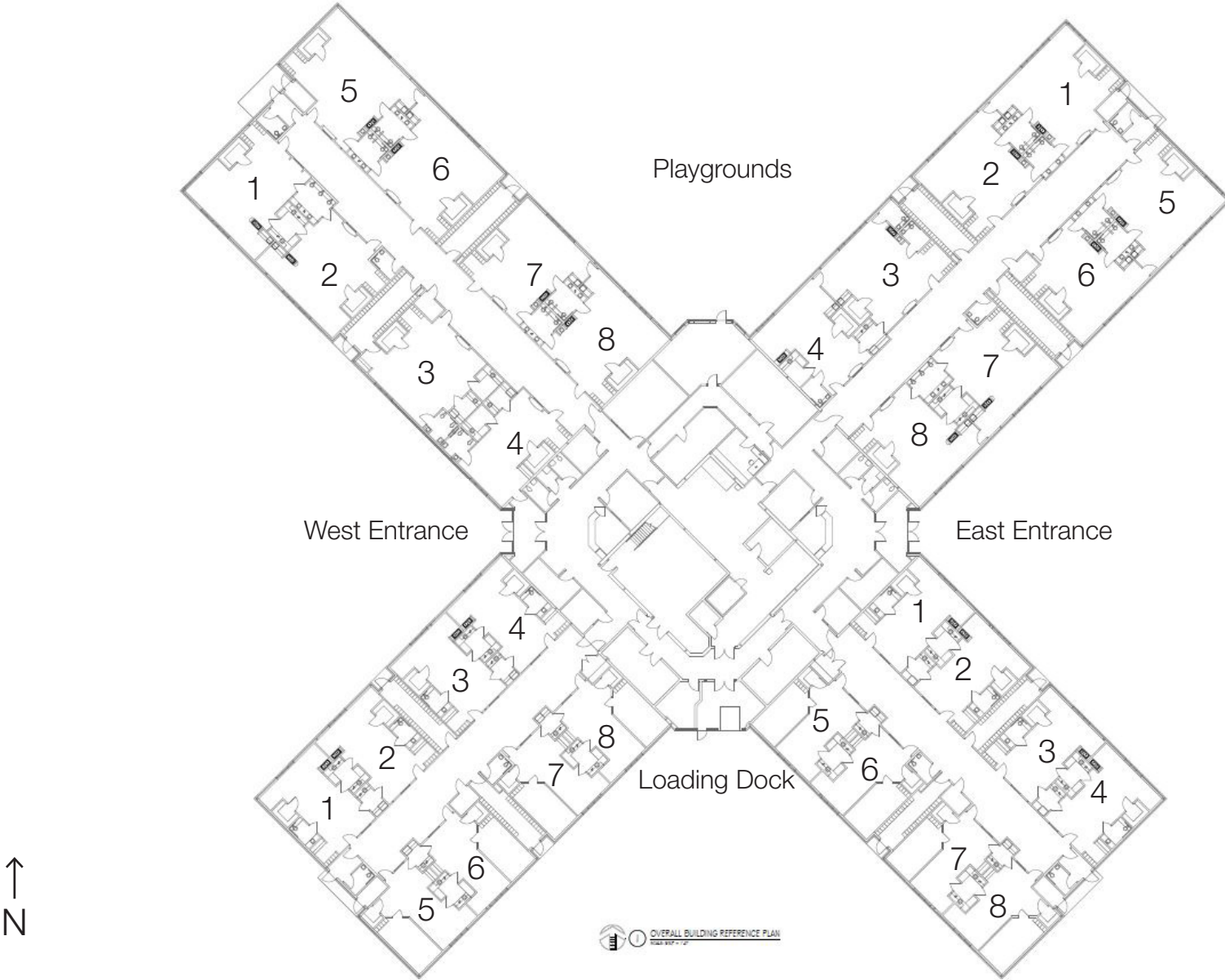
BUILDING III
500 E. 56TH STREET N.
2ND FLOOR

- 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

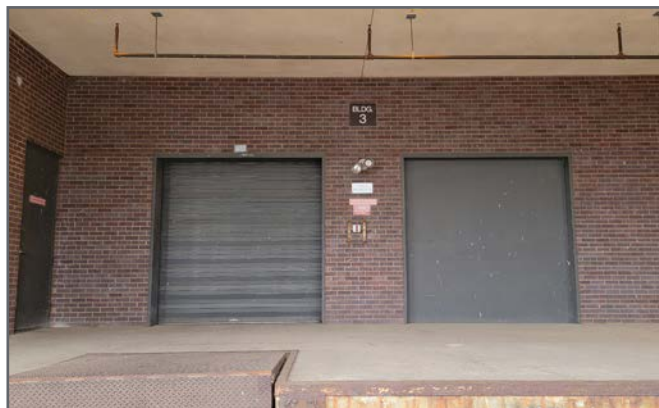
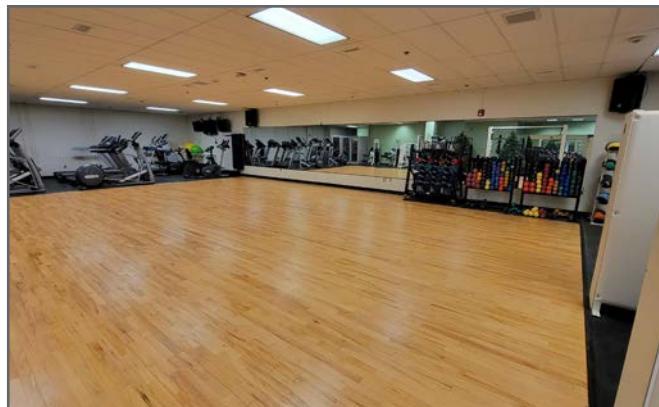
BUILDING I



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.



Population
213,891



Median Household
Income
\$77,605



Total Households
119,000



Unemployment Rate
1.8%

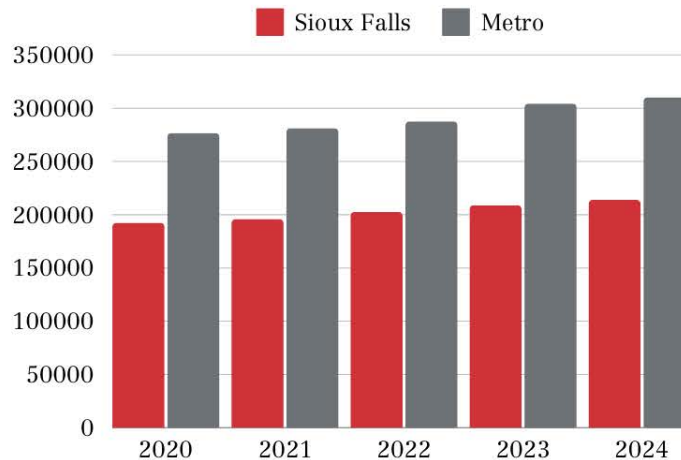


Number of Parks
80+



Miles of Paved Bike Path
36+

Population Progression in the Sioux Falls and Metro areas



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

[INFORMATION TAKEN
FROM SIOUX FALLS
DEVELOPMENT
FOUNDATION](#)

NAI Sioux Falls



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