

ALLOY

SIOUX FALLS

ONE

145,000 SQ FT
FOR SALE OR LEASE
MODERN
WAREHOUSE

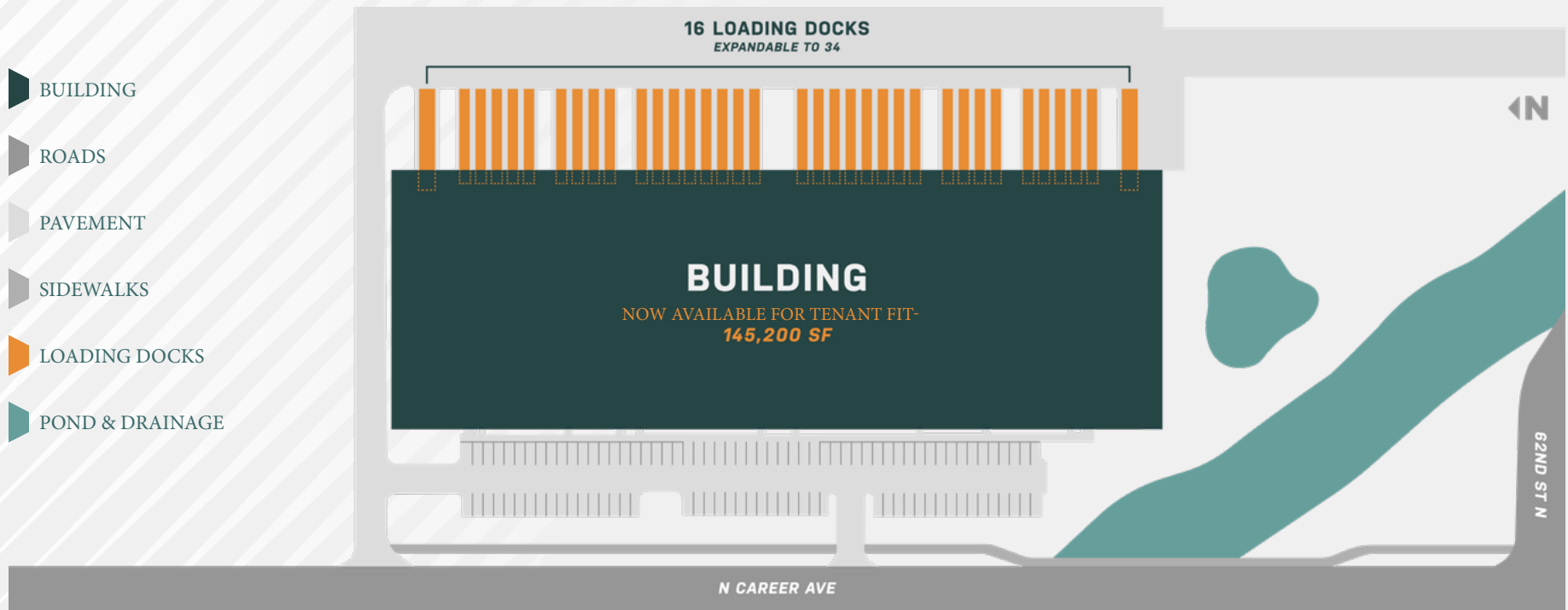


5400 N CAREER AVE | SIOUX FALLS, SOUTH DAKOTA




CBRE

 **ENCLAVE**




PROPERTY DETAILS

	TOTAL PROPOSED BUILDING SF	145,200		DOCK DOORS	16 w/ 9'W x 10'H doors (ability to add more)
	SALE PRICE	Contact for Pricing		DRIVE-INS	2 w/ 14'W x 16'H doors
	LEASE RATE PSF/YR, NNN	\$7.50		COLUMN SPACING	55' x 50'
	EST. TOTAL OPEX PSF/YR	\$2.15		BUILDING DIMENSIONS	220' x 660'
	SF AVAILABLE	24,200 - 145,200		PARCEL NUMBER	11525400025000
	AVAILABLE FOR OCCUPANCY	Immediate		ACRES OF LAND	11.87
	CONSTRUCTION	Tilt-up concrete w/ steel frame		ZONING	I-2; Heavy Industrial
	CLEAR HEIGHT	28'			



*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





224,676

2025
POPULATION

CITY IN THE STATE
OF SOUTH DAKOTA

LARGEST



1.93%

POPULATION
GROWTH RATE

2025 POPULATION
BREAKDOWN

53.6% MALE
46.4% FEMALE



\$85,411

MEDIAN HH INCOME
FOR 2025

HAVE BACHELOR'S
DEGREE OR HIGHER

39%



SIoux FALLS DEMOGRAPHICS



CBRE



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SIOUX FALLS, SOUTH DAKOTA

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