

NAI Sioux Falls

Wells Fargo Call Center
301 E 58th Street N, Sioux Falls, SD
List Price: \$5,949,000
Price per sq. ft.: \$93.28



2500 W 49th Street Suite 100
Sioux Falls, SD 57105
605 357 7100
naisiouxfalls.com



Craig Hagen, CCIM, SIOR
Senior Vice President
605 310 4227
chagen@naisiouxfalls.com



Gregg Brown, MBA, SIOR
Senior Vice President/
Managing Director
605 906 0394
gbrown@naisiouxfalls.com

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SPECS - OPS 2

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Property Features

- Building size: 63,775 sq. ft.
- Lot size: 4.75 acres
- Land to building ratio: 31%
- Zoning: Industrial
- Years built: 1989
- Approximately 230 surface parking spaces
- 10' finished ceilings
- 16.4' slab to slab
- 30'3" OC and 60'3" OC column spacing
- Sprinklered
- 7' doors
- Standing seam roof
- Offices and conference rooms on perimeter of building
- Full kitchen/cafeteria
- Sold vacant
- FF&E included

Area Neighbors

- Former Citibank Campus
- Silencer Central
- Dakota Tool & Sharpening Service
- Architectural Millwork
- US Post Office
- The Mitographers
- Sterling eMarketing
- Rainbow International of Sioux Falls
- Fargo Glass & Paint
- Daktronics
- Furniture Mart USA
- Gil Haugan Construction

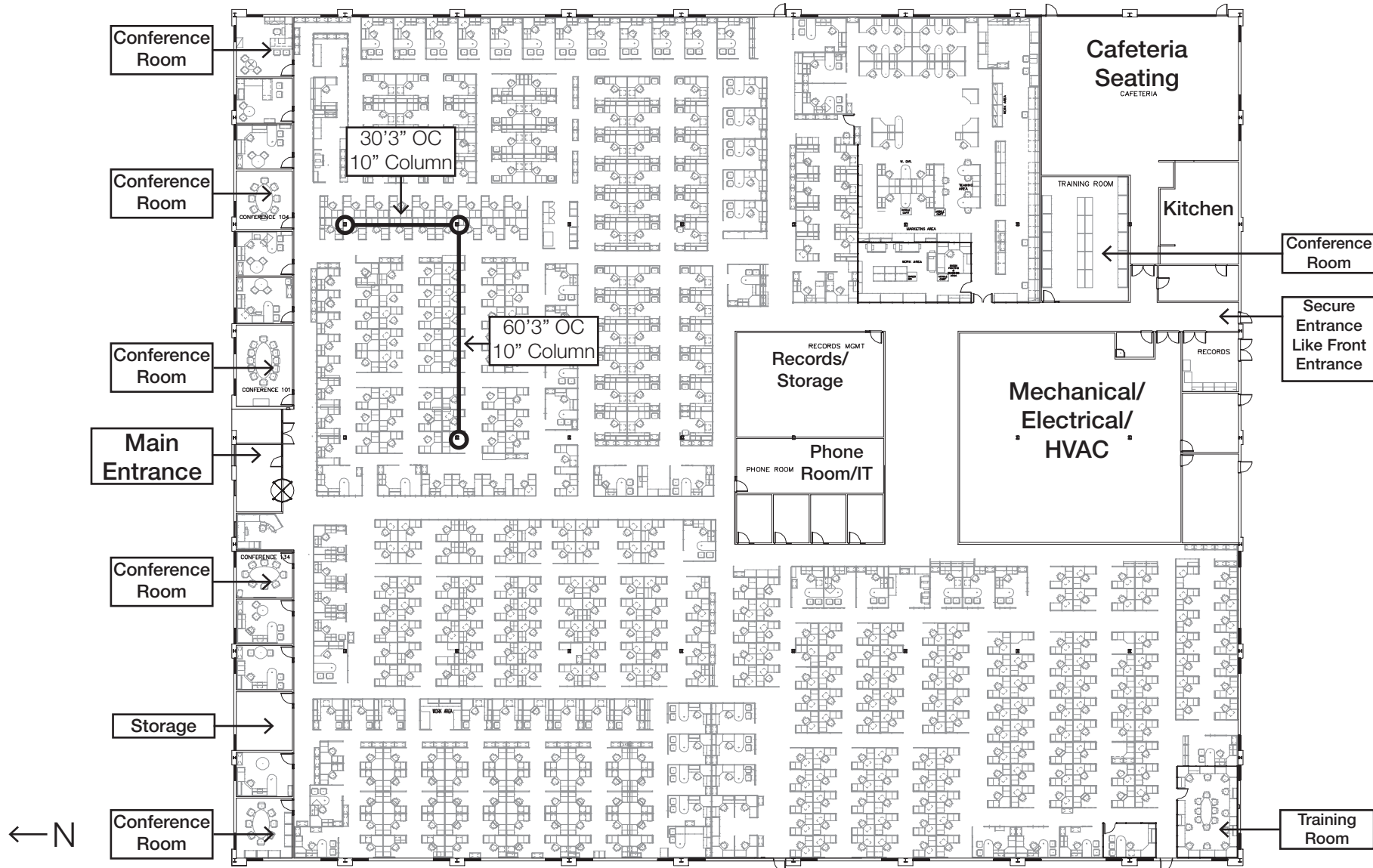
Additional Information	
Seats	Approximately 550
Private Offices	10
Conference Rooms	6
Training Rooms	1

Mechanical Features	
UPS	None
Generator	1 600KW unit; diesel
Belly Tanks	1 thousand gallon tank
Chiller	1; 200 ton
AHU	3; McQuay 17 zones
Mechanical Rooms	1
Electrical Rooms	1

Recent Updates	
Fire Panel	Changed in 2019
Chiller	Compressor changed in Sept 2022

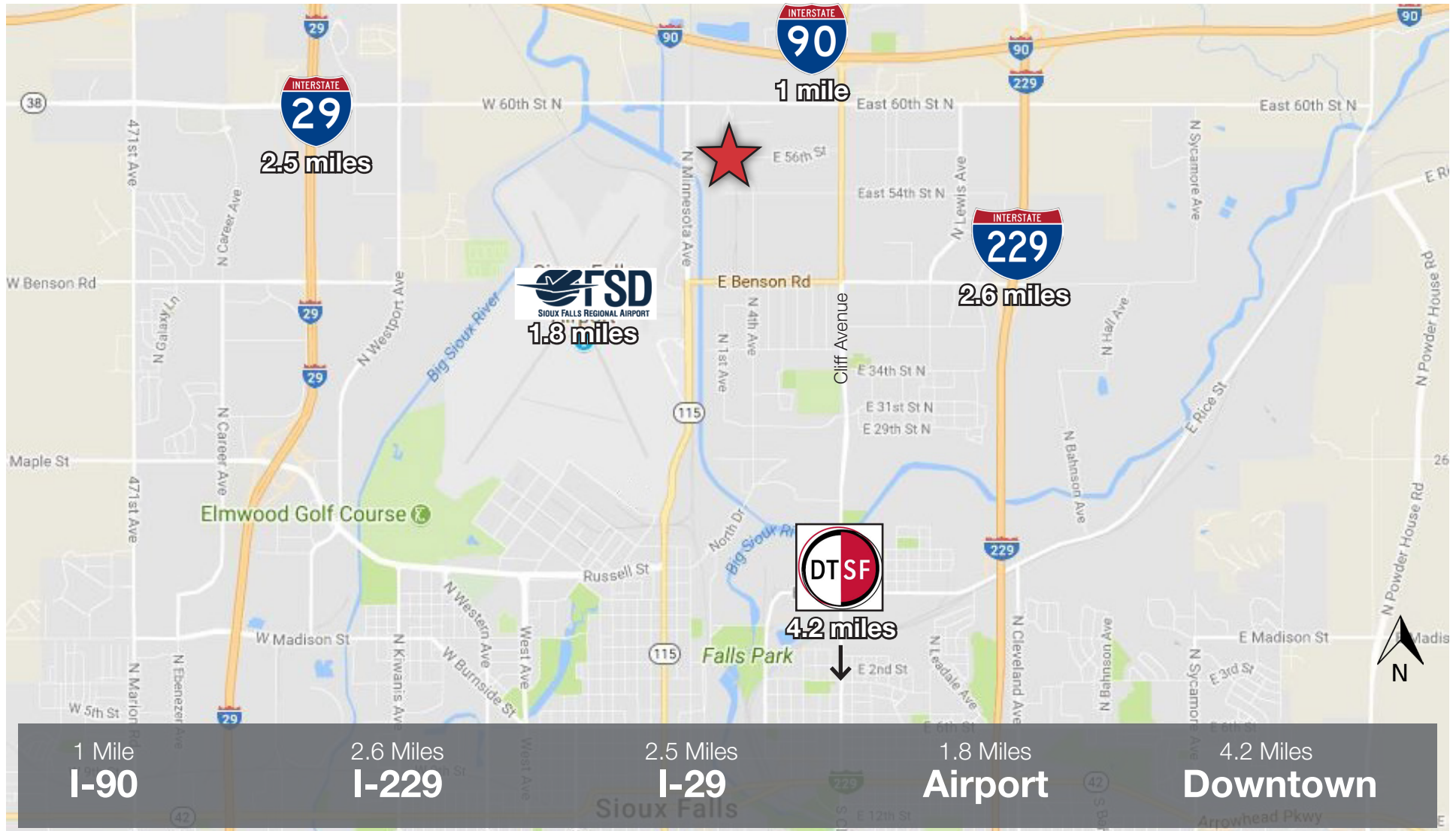
FLOOR PLAN - OPS 2

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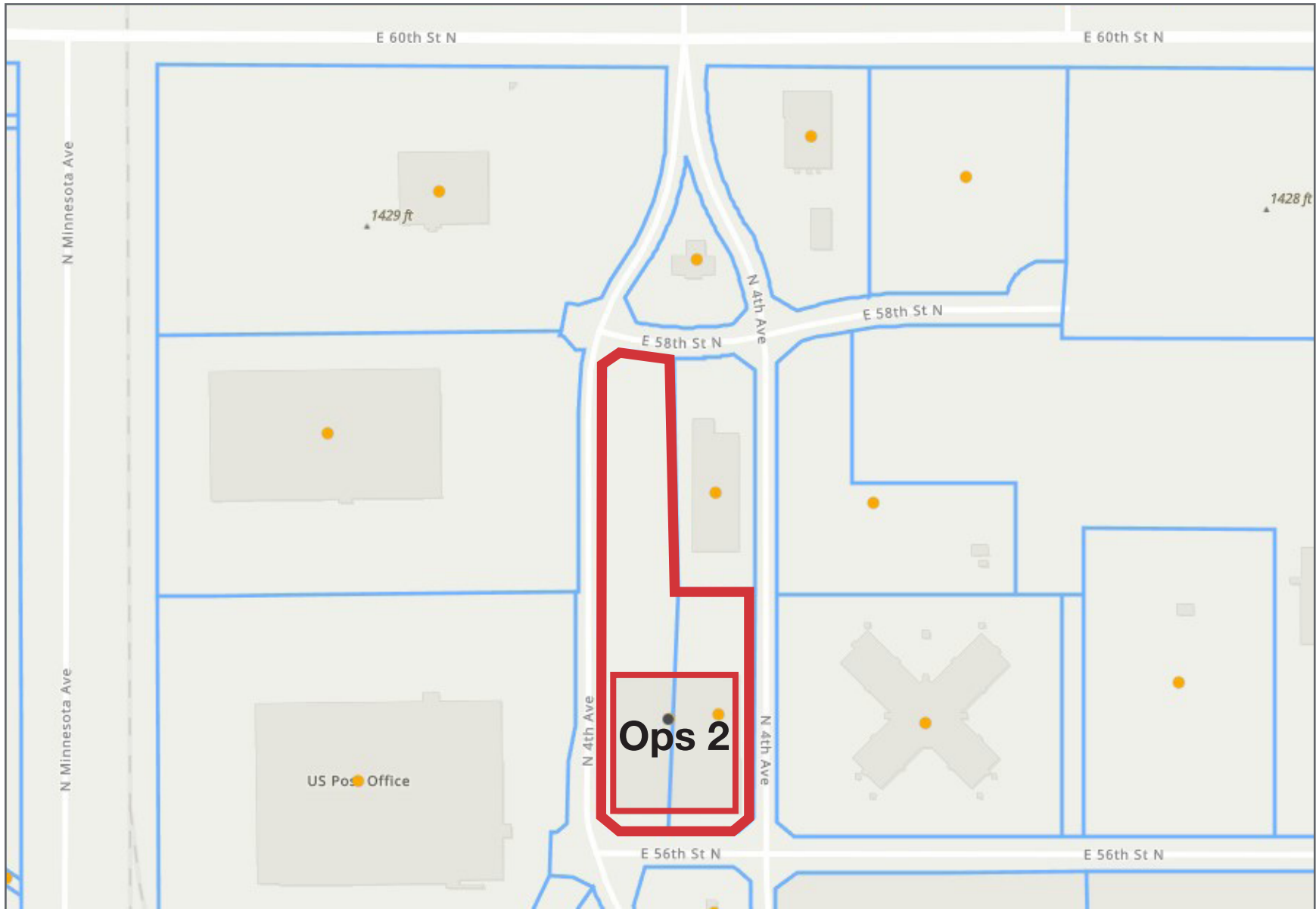
TRAVEL DISTANCE

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PARCELS

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AERIAL

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PHOTOS - OPS 2

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