

ALLOY ONE

145,200 SF MODERN WAREHOUSE



FOR LEASE

5400 N CAREER AVE, SIOUX FALLS, SD 57107

NEW CLASS A INDUSTRIAL BUILDING AVAILABLE FALL 2023

NAI Sioux Falls, in partnership with Enclave, is pleased to offer Alloy One, a new Class A 145,200 SF concrete industrial building for lease in Sioux Falls, SD.

The property offers easy access to I-29 and I-90. This building is complete with build-to-suit loading docks and drive-ins.



ENCLAVE

DEVELOP • CONSTRUCT • MANAGE

enclavecompanies.com

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NAI Sioux Falls

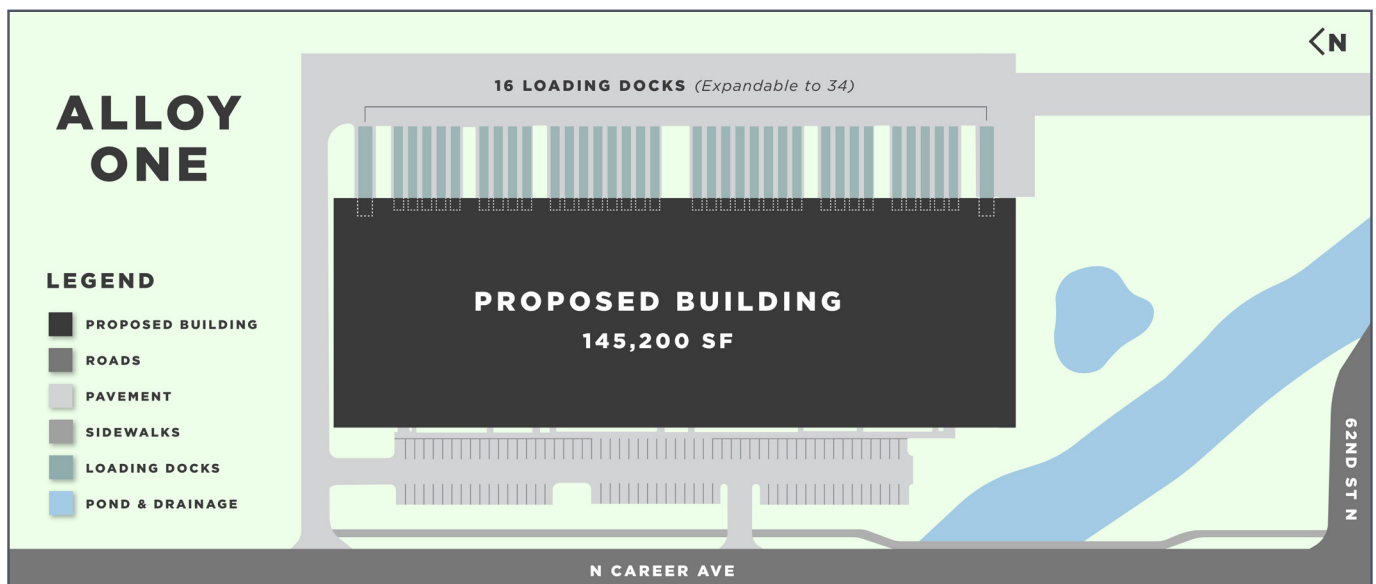
PROPERTY DETAILS

5400 N CAREER AVE, SIOUX FALLS, SD 57107

Total Building SF 145,200 SF (220'x660')	Clear Height 38'	Available for Occupancy Fall 2023
Lease Rate PSF/yr,NNN \$7.50	Acres of Land 11.87 Acres	Zoning I-2 Heavy Industrial
Est. Total OpEx PSF/yr \$1.96	Column Spacing 55' x 50'	Overhead Doors 2 - 14'x16'
Lighting LED	Dock Doors 16 - 9'x10' (Expandable to 34)	Auto Parking 99 Spaces (4 Handicapped)
Fire Suppression ESFR	Power 480 Volt, 3 Phase	Floor Slab Concrete Slab 7"

Building is subdividable. Contact Broker for details.

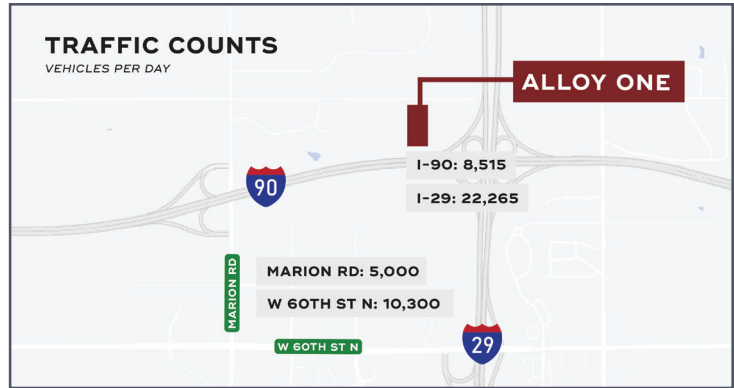
THE SITE PLAN



LOCATION DETAILS

THE LOCATION

Alloy One is conveniently located off the intersection of I-90 and I-29 in the growing northwest quadrant of Sioux Falls. The development's proximity to surrounding businesses and more than 1,000 planned multifamily housing units complement the site's visibility with strong consumer traffic.



SIoux FALLS, SD

Home to over 200,000 people, Sioux Falls has a strong economy, supportive business culture, and true sense of community. In 2020, Sioux Falls was named the third best city for finding employment.

With two interstates, Class I rail, and a strategic location, Sioux Falls is well connected and ranks among one of the most successful and economical manufacturing hubs in the US.

	POPULATION (10 MILE RADIUS)	211,658
	HOUSEHOLDS	73,818
	MEDIAN HH INCOME	\$68,485

LOCATION & ACCESS





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