

FOR SALE



WELLS FARGO CALL CENTER – OPS 2

OFFICE/CALL CENTER SPACE

Bender
COMMERCIAL



301 EAST 58TH STREET NORTH
SIOUX FALLS, SD



63,775 SF BUILDING
4.75 AC LOT



\$4,499,000

Office/Call Center space located in the Sioux Empire Development Park 2 in northeast Sioux Falls.

ANDI ANDERSON, SIOR

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NICK GUSTAFSON, CCIM

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Bender Commercial Real Estate Services | 305 W 57th Street | Sioux Falls, SD 57108 | (605) 336-7600 | www.benderco.com

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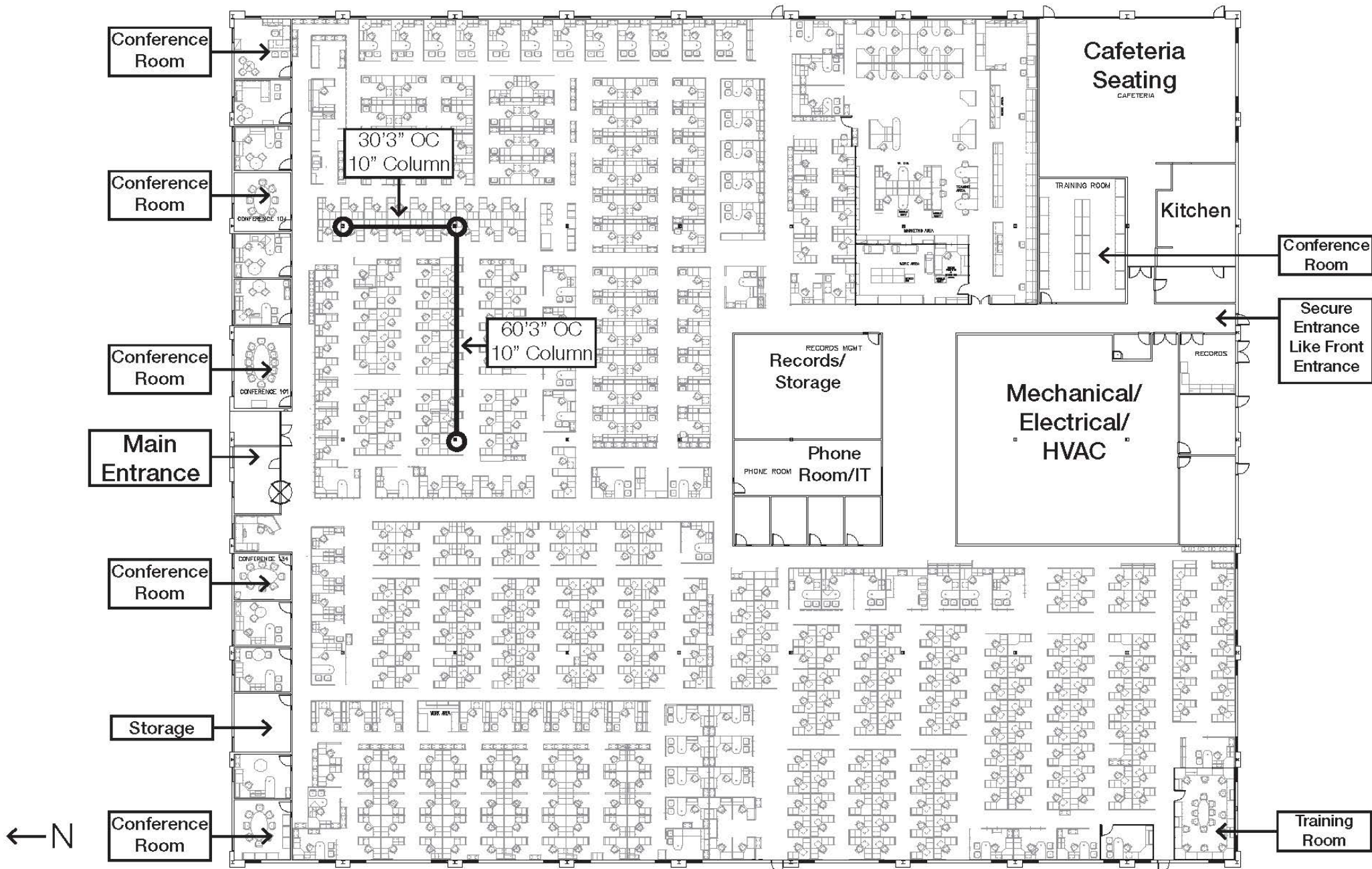


SALE PRICE	\$4,499,000
BUILDING SIZE	63,775 SF (Approx. 245' x 260')
LOT SIZE	4.75 acres
YEAR BUILT	1989
PARKING	1 space per 285 square feet Approximately 224 spaces
ZONING	I-1 Light Industrial
UPS	None
GENERATOR	1 600 KW unit; diesel
AHU	3 – McQuay; 17 zones
CHILLER	1; 200-ton Compressor changed in 2022

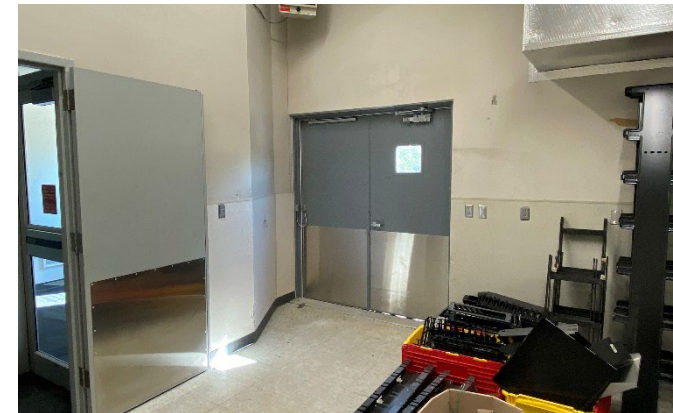
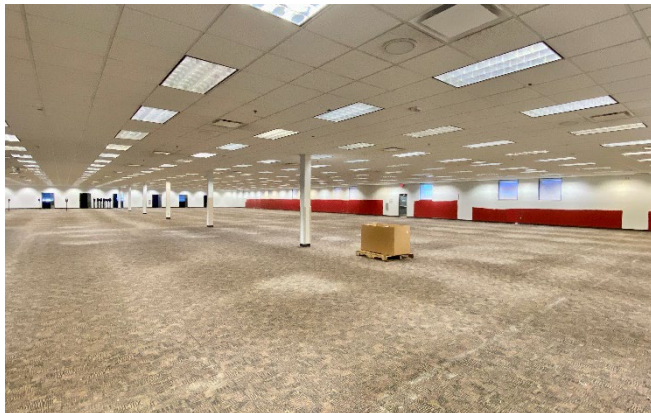
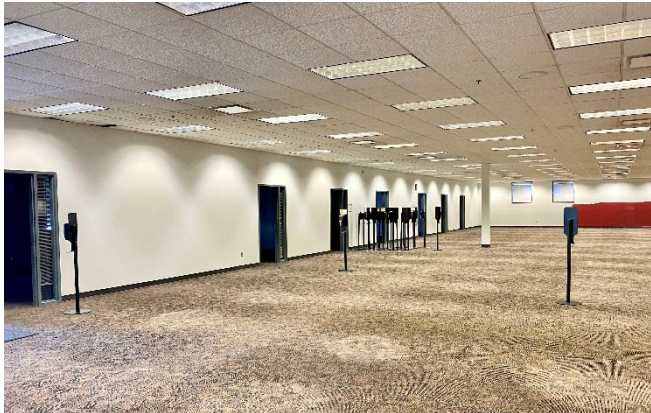
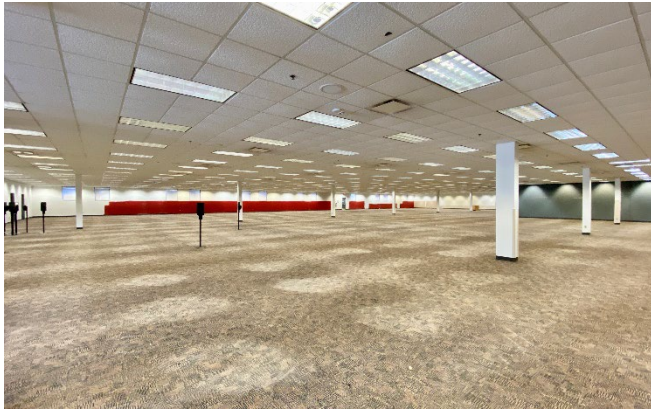
- Large open work-station area with perimeter private offices and conference room.
- Ten (10) private offices, one training room and six (6) conference rooms.
- Open work area can accommodate approximately 550 workstations.
- Full kitchen and cafeteria area.
- Sprinklered throughout building.
- Standing seam roof.
- 30'3" OC and 60'3" OC column spacing.
- Easy access to 60th Street North, Minnesota Avenue, Cliff Avenue and I-90.
- Neighboring businesses include The Furniture Mart, US Post Office, Silencer Center, Architectural Millwork, Mitographers, Inc., Fargo Glass & Paint and Amazon Distribution Center.



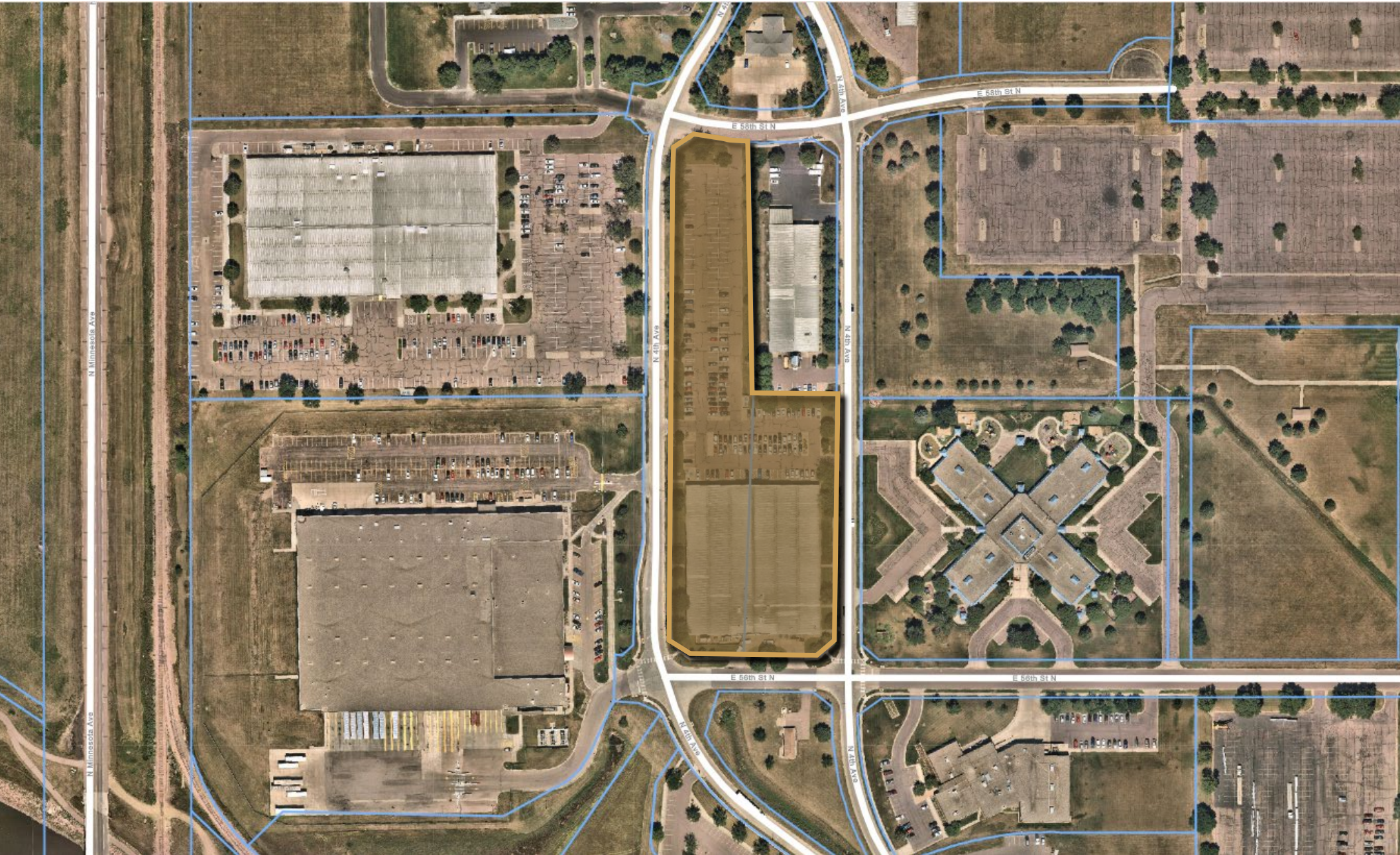
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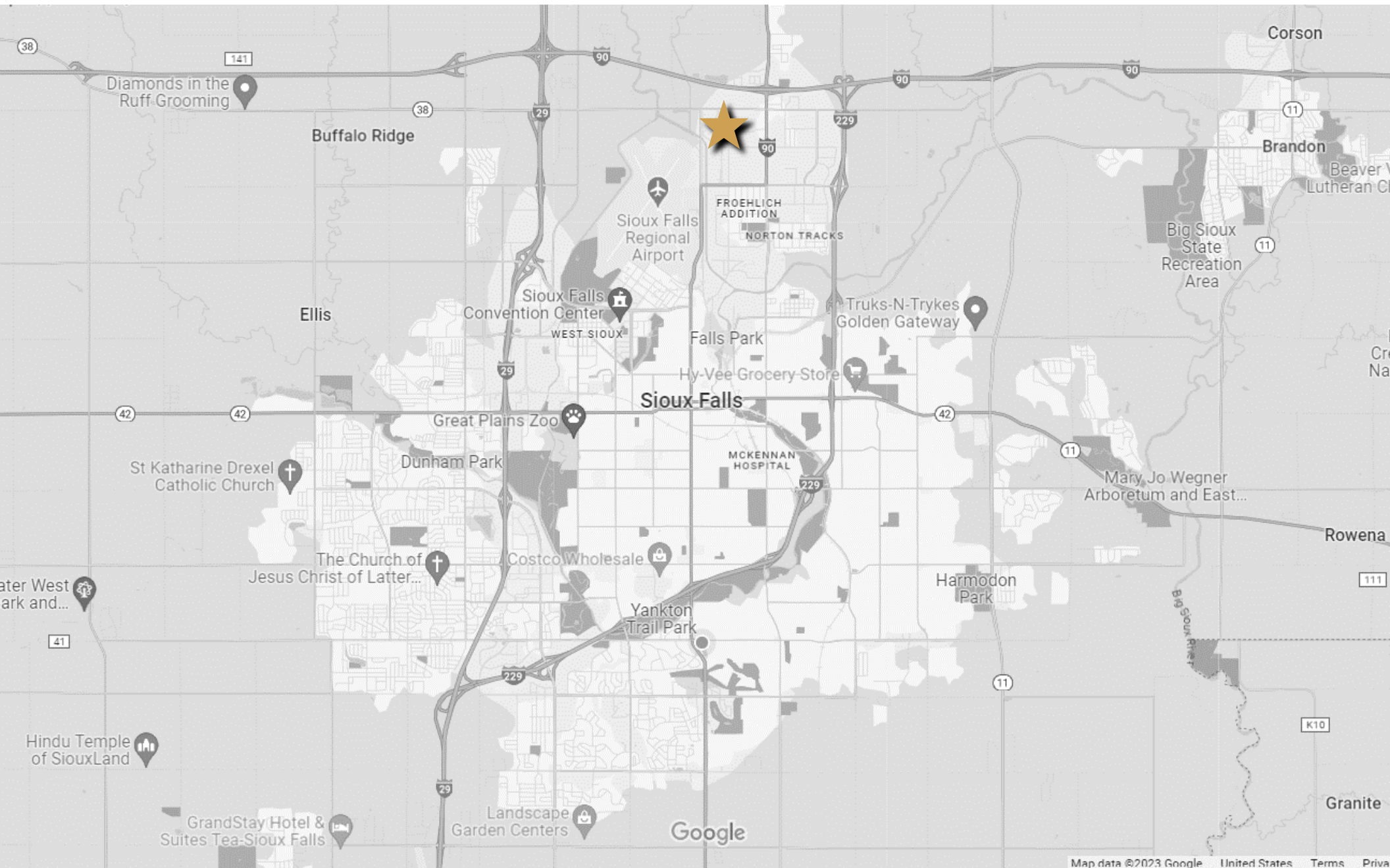
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DEMOGRAPHIC SUMMARY

Sioux Falls, SD Metropolitan Statistical Area 6
Geography: CBSA

KEY FACTS

294,592

Population



116,538

Households

36.9

Median Age

\$65,547

Median Disposable Income

EDUCATION

5%

No High School Diploma



25%

High School Graduate



32%

Some College



38%

Bachelor's/Grad/Prof Degree

INCOME



\$78,317

Median Household Income



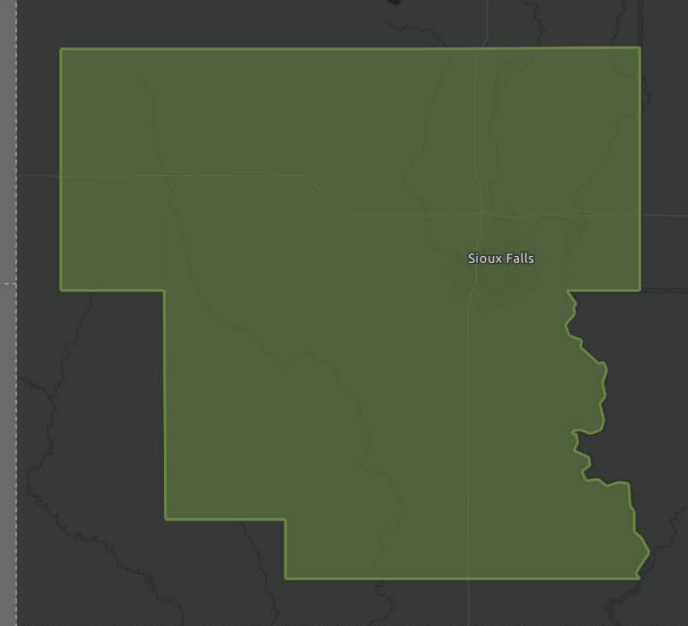
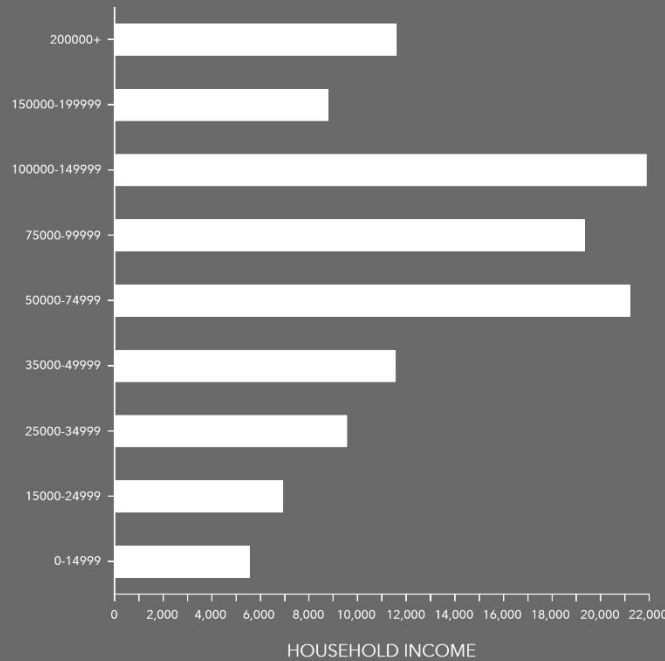
\$42,377

Per Capita Income



\$180,049

Median Net Worth



EMPLOYMENT



65%

White Collar



23%

Blue Collar



15%

Services

1.3%

Unemployment Rate

Source: Esri. The vintage of the data is 2023, 2028.

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