

FOR SALE



WELLS FARGO CALL CENTER – OPS 1

OFFICE/CALL CENTER SPACE

Bender
COMMERCIAL



4811 NORTH 4TH AVENUE
SIOUX FALLS, SD



111,104 SF
9.65 AC LOT



\$7,999,000

Office/Call Center space located in the Sioux Empire Development Park 4 in northeast Sioux Falls.

ANDI ANDERSON, SIOR

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605-782-1660

NICK GUSTAFSON, CCIM

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605-201-2809



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

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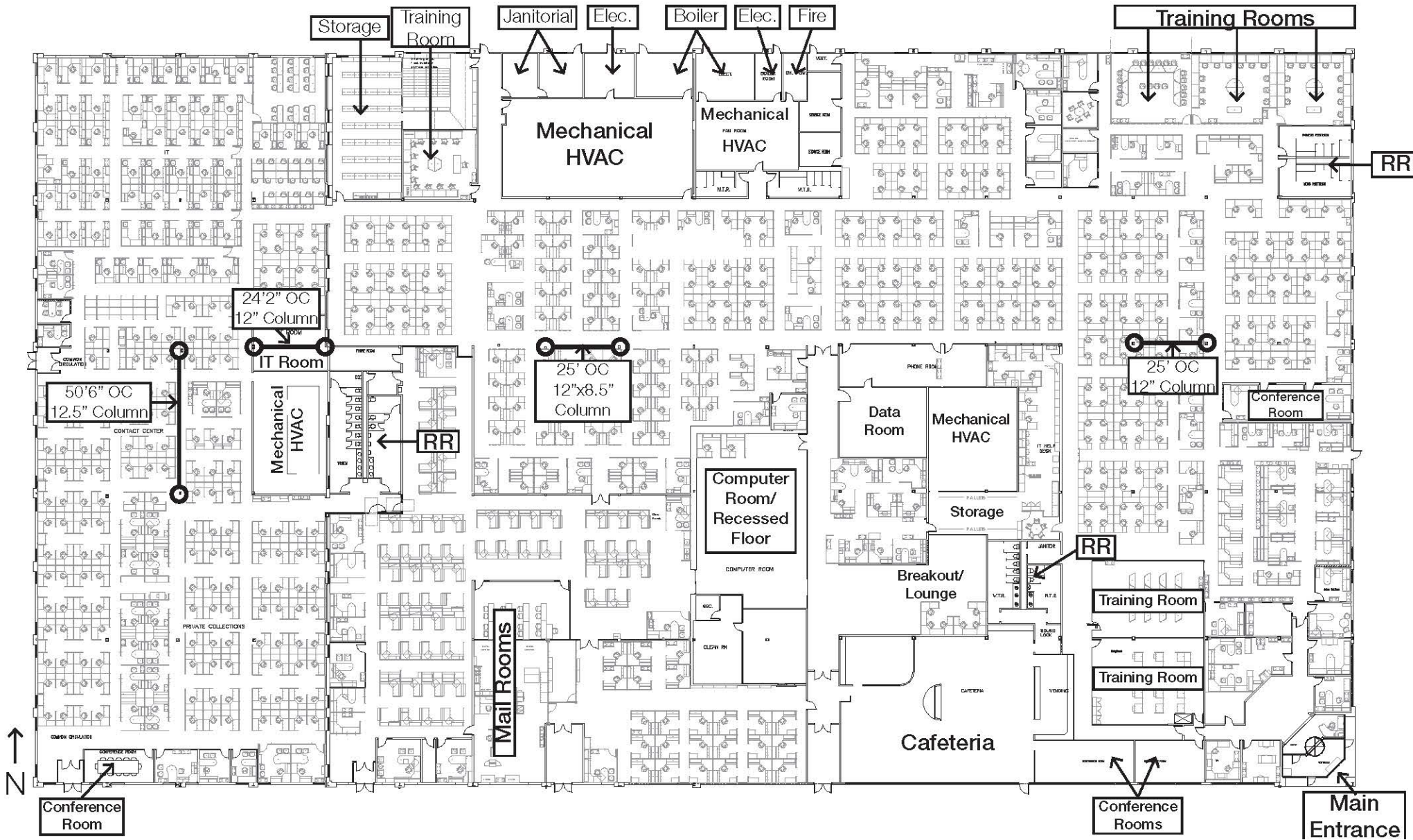


SALE PRICE	\$7,999,000
BUILDING SIZE	111,104 SF (Approx. 250' x 4500')
LOT SIZE	9.65 acres
YEAR BUILT	1988 – 1999
PARKING	1 space per 206 square feet Approximately 540 spaces
ZONING	I-1 Light Industrial
UPS	50K – Fire curtain & raised floor
GENERATOR	Two 500KW units
AHU	6 – McQuay
CHILLERS	2

- Large open work-station area with perimeter private offices, conference rooms, mail center and three (3) data rooms.
- 24 private offices, six (6) training rooms and four (4) conference rooms.
- Open work area can accommodate approximately 800 workstations.
- Full kitchen and cafeteria area.
- Sprinklered – wet and preaction for UPS.
- Standing seam roof.
- 25' OC and 50'6" 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.



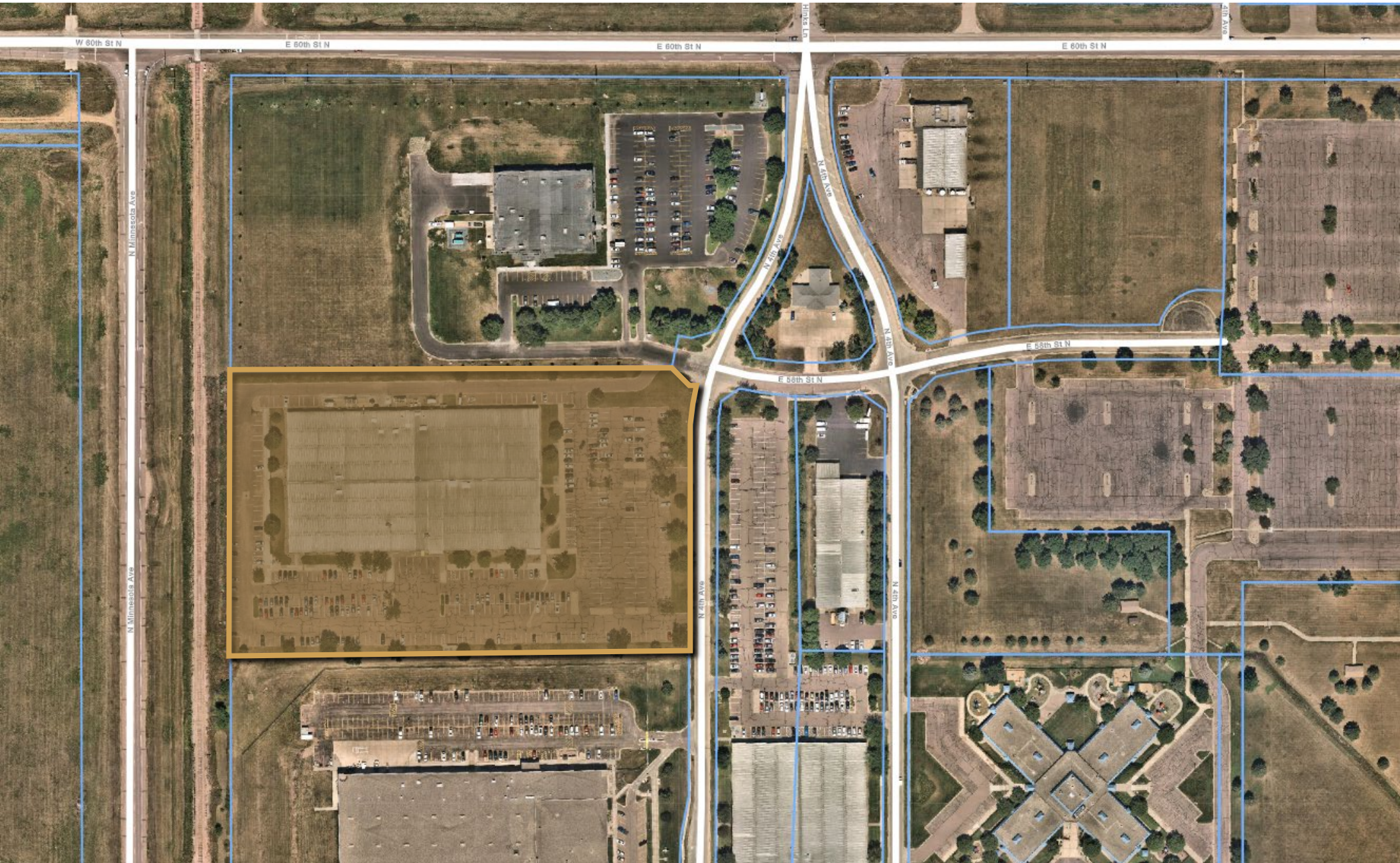
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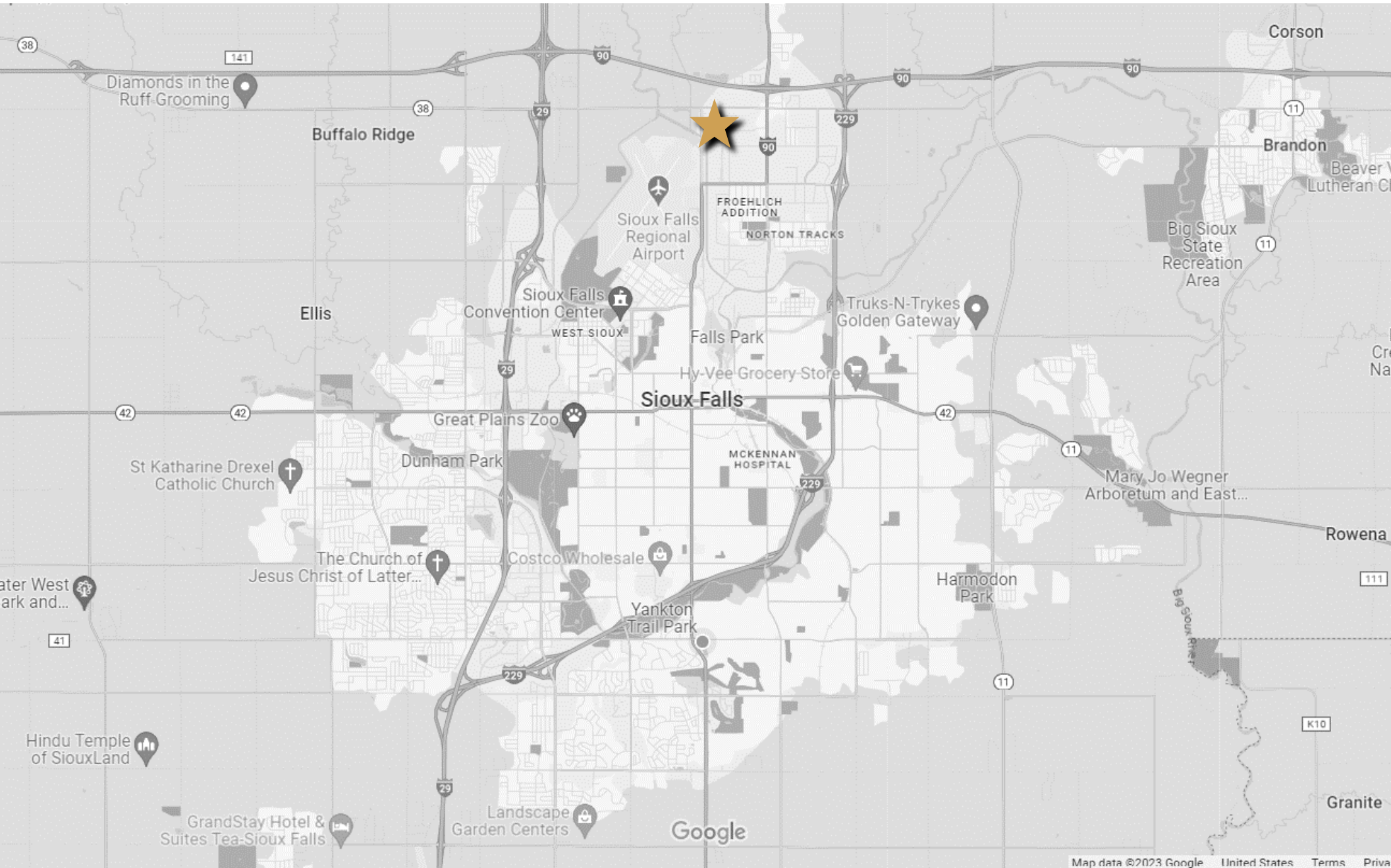
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DEMOGRAPHIC SUMMARY

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



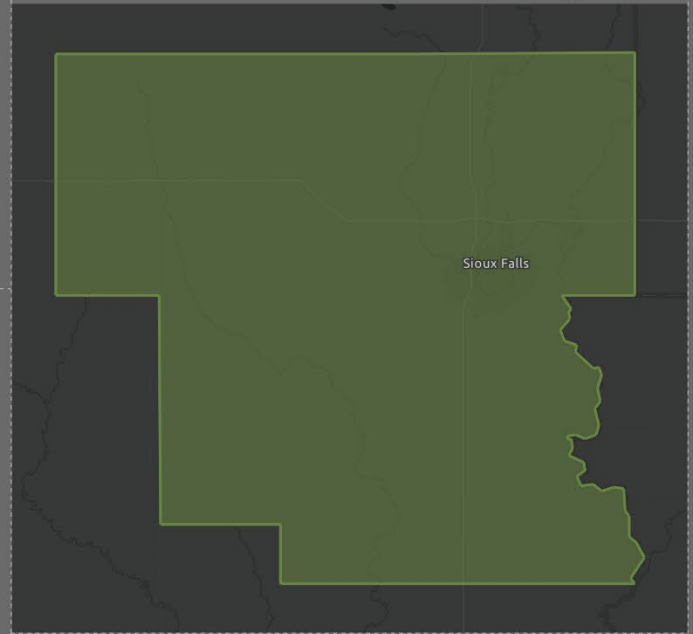
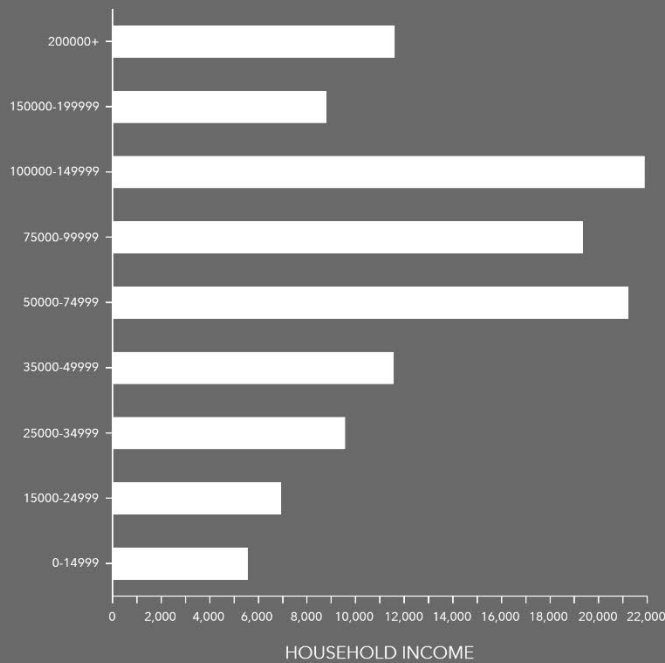
\$42,377

Per Capita Income



\$180,049

Median Net Worth



EMPLOYMENT



White Collar

65%



Blue Collar

23%



Services

15%

1.3%

Unemployment Rate

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

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