

SALE PENDING

FLEX BUILDING FOR SALE



OFFICE & WAREHOUSE

3901 W 53RD ST | SIOUX FALLS, SD

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Lloyd Commercial Real Estate is proud to present **3901 W 53rd St, Sioux Falls, SD**, a rare sale opportunity. This one-story industrial flex building features 21.4% of office space and a warehouse/production area divided into two areas with varying clear heights ranging from 14' to 20'. The sale also includes a separate on-site 952 square foot maintenance shop. The subject site is ideally located near major shopping centers, including The Empire Mall, Empire Place, Empire East, Meadows on the River, and Western Mall. With 4,554 housing units within a 1-mile radius, this building is positioned in a thriving residential hub, providing easy access for both workers and residents. The site offers convenient access to major interstates I-229 (0.6 miles) and I-29 (1.2 miles).

QUICK FACTS

- **Address:**
3901 W 53rd St, Sioux Falls, SD 57106
- **Price:**
\$9,298,900
- **Price / SF:**
\$100.00
- **Total Size (GBA):**
92,989 SF +/-
- **Office Area:**
19,650 SF +/- (21.4%)
- **Warehouse/Production Area:**
72,387 SF +/- (78.6%)
- **Maintenance Shop Size:**
952 SF +/-
- **Site Size:**
6.44 Acres +/- (280,507 SF+/-)
- **Real Estate Taxes:**
\$164,204.70 (2023 Taxes payable in 2024)
- **Zoning:**
L-1 Light Industrial
- **Parking:**
218 surface parking stalls
- **Year Built:**
Building: 1994/95 | 1998 (updates) | 2008 (expansion)
Maintenance Shop: 2004

KEY PROPERTY NOTES

- HVAC: entire building is heated/cooled w/ a zoned VAV system
- Lighting: LED throughout the building
- Large Vault Room
- Generator: V12 Commins
 - 48 hour run time - diesel fuel
 - New transfer switch (2023)
- Warehouse Details:
 - Fully temperature controlled
 - 2 - 8x10 overhead doors
 - 2 - 8x8 overheads with electric dock levelers
 - 2 - Reznor heaters near receiving area
 - Drain panel
 - Uninterpretable Power Supply (UPS) System
 - Cardboard and garbage compactor
 - IT Room
 - Receiving room including a restroom and glass protected desk
 - Office near receiving area
 - Printer room has a raised floor & regulator for humidity purposes
- Office Details:
 - 19,650 SF +/-
 - Open work area to accommodate ~107 workstations
 - 22 private offices
 - See pg4 for floor plan
- Maintenance Shop Details:
 - 2 - 9x10 overhead doors
 - Floor drain
 - 1 Reznor heater
 - Hot water





2024

- 1 Rooftop Unit replaced

2023

- Generator rebuilt
- New transfer switch
- 3 Rooftop Units replaced

2022

- UPS batteries
- 3 sections of roof replaced
- 1 Rooftop Unit replaced

2021

- 1 section of roof replaced
- Data room CRAC unit repaired
- 3 Rooftop Units replaced

2020

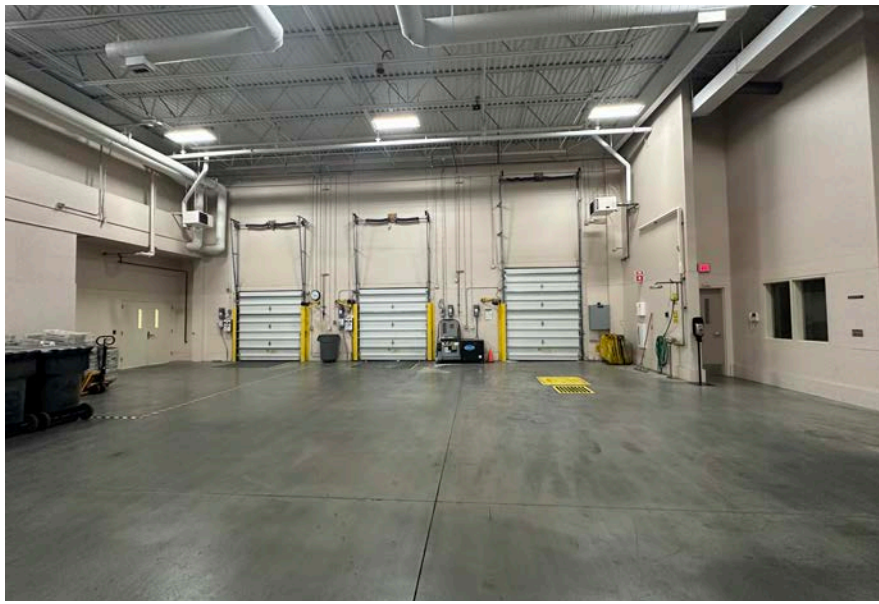
- Fire panel replaced
- 2 Rooftop Units replaced

2018/19

- Upgraded parking lot lights
- Upgraded interior ballasts
- Replaced front drive and storm drains



FLOOR PLAN



INTERIOR | WAREHOUSE

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FRONT ENTRANCE



OUTDOOR PATIO

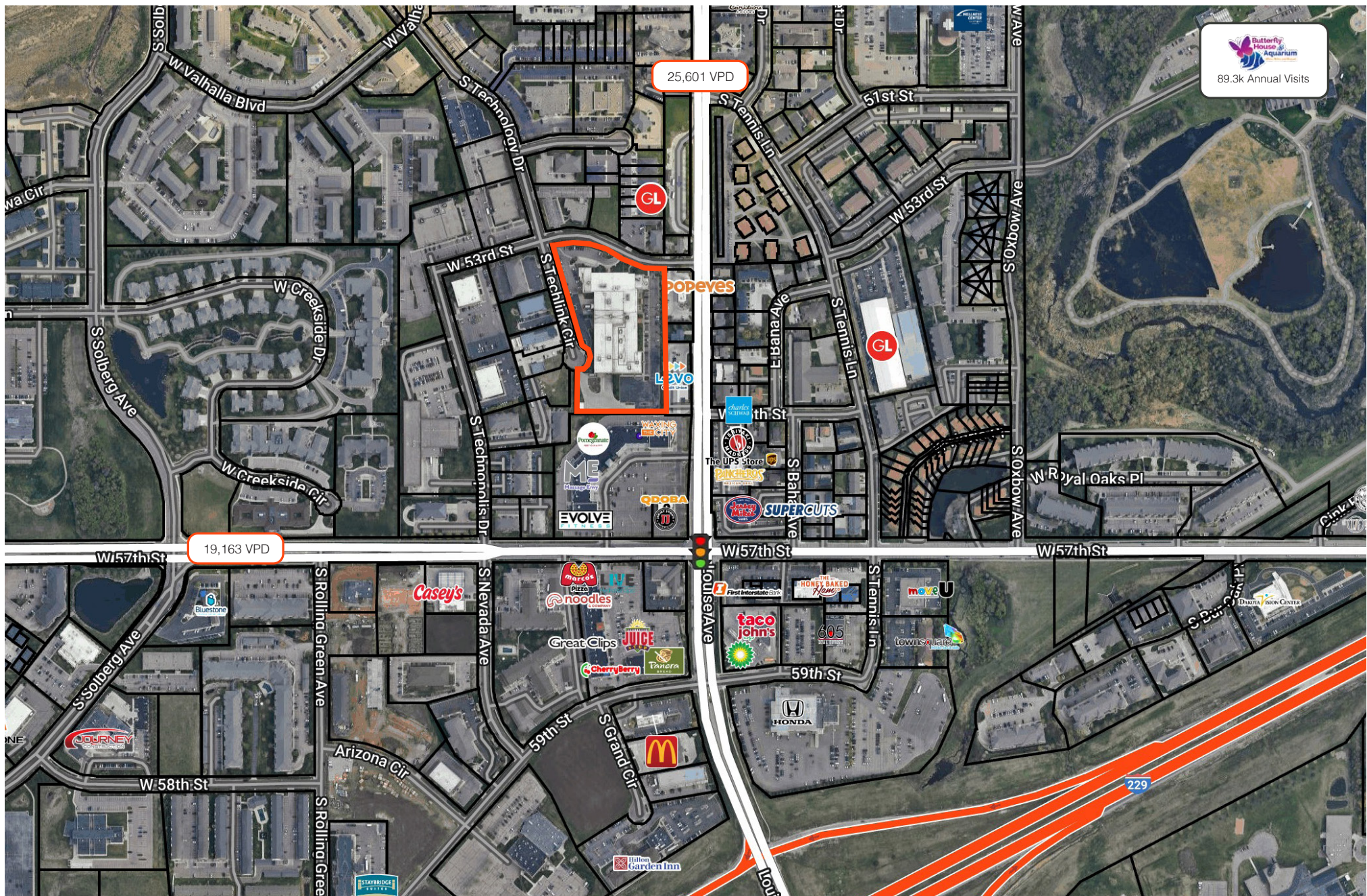


REAR LOADING DOCS



MAINTENANCE SHOP

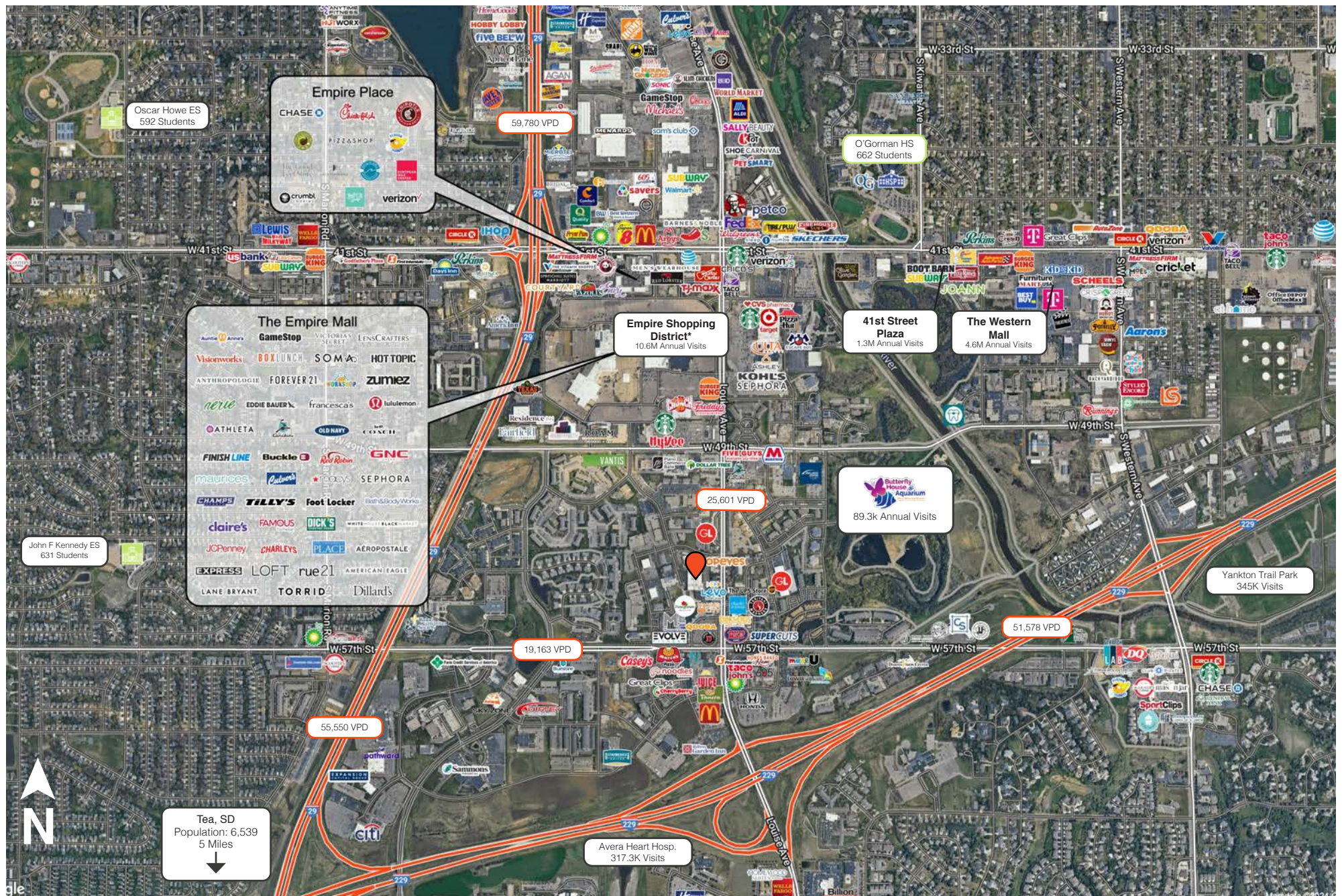


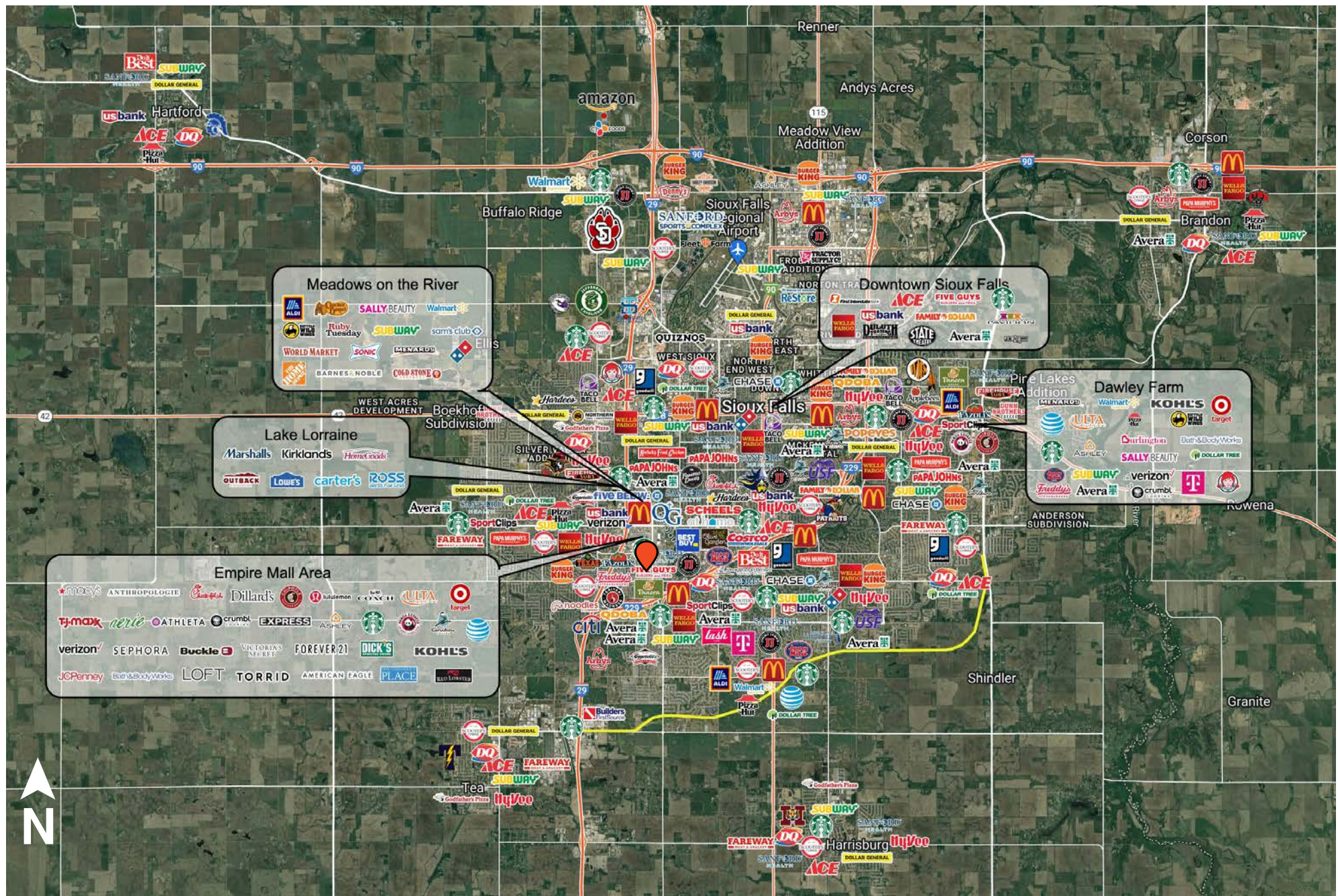


SITE MAP



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CITY MAP

Sioux Falls, South Dakota's largest city, is one of the fastest growing areas in the nation with population growth rate nearly four times the national average. It serves as the largest retail hub between Denver and the Twin Cities and offers residents & visitors an ample selection of commodities and services. Being located in the heart of the Midwest, Sioux Falls draws shoppers from a four-state area. Employment across the state is projected to increase by 7.7% by 2032, further solidifying its reputation as an economic leader.

Sioux Falls has low business costs with a high quality of life. There's no state, corporate or personal income tax, no inheritance tax and no limits to what your business can achieve.

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2024	219,588*	311,500
2029	230,570	336,494

*Source: Mayor Paul TenHaken



#2 Best Tax Climate in the U.S.
(Tax Foundation 2024)



Best City for Young Professionals
(SmartAsset 2023)

1.4%

Minnehaha Unemployment Rate
(September 2024)



#3 Hottest Job Market
(ZipRecruiter 2023)

2.2M

of Visitors to Sioux Falls in 2023



Third City in Economic Strength
(Policom 2023)



No Corporate Income Tax



#1 Most Accessible Financing
(WalletHub 2024)

SANFORD
HEALTH
10,750

Smithfield
3,600

Avera
8,298

HyVee
EMPLOYEE OWNED
2,939



3,688

amazon
2,505

#

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	6,663	67,294	128,491
2020 Total Population	7,095	78,035	153,960
2020 Group Quarters	109	1,660	3,239
2024 Total Population	7,755	83,666	167,263
2024 Group Quarters	110	1,661	3,192
2029 Total Population	8,256	89,298	180,205
2023-2028 Annual Rate	1.26%	1.31%	1.50%
2024 Total Daytime Population	19,396	98,305	186,187
Workers	15,867	61,167	112,011
Residents	3,529	37,138	74,176
Household Summary			
2010 Households	3,702	27,492	52,580
2010 Average Household Size	1.77	2.35	2.36
2020 Total Households	4,019	32,133	63,619
2020 Average Household Size	1.74	2.38	2.37
2024 Households	4,276	34,117	68,798
2024 Average Household Size	1.79	2.40	2.38
2029 Households	4,529	36,118	73,831
2029 Average Household Size	1.80	2.43	2.40
2023-2028 Annual Rate	1.16%	1.15%	1.42%
2010 Families	1,320	16,504	31,499
2010 Average Family Size	2.57	2.96	2.99
2024 Families	1,495	19,824	39,412
2024 Average Family Size	2.84	3.11	3.12
2029 Families	1,563	20,834	41,867
2029 Average Family Size	2.87	3.15	3.15
2023-2028 Annual Rate	0.89%	1.00%	1.22%
2024 Housing Units	4,554	35,838	73,630
Owner Occupied Housing Units	18.6%	57.3%	55.4%
Renter Occupied Housing Units	75.3%	37.9%	38.0%
Vacant Housing Units	6.1%	4.8%	6.6%
Median Household Income			
2024	\$51,782	\$77,008	\$74,656
2029	\$55,508	\$89,445	\$87,091
Median Age			
2010	33.5	33.0	33.7
2020	38.5	35.5	35.7
2024	38.7	35.9	36.1
2029	40.2	37.2	37.4
2024 Population by Sex			
Males	3,696	41,389	83,397
Females	4,059	42,277	83,866
2029 Population by Sex			
Males	3,901	43,866	89,076
Females	4,356	45,432	91,129
Data for all businesses in area			
Total Businesses:	1 mile 980	3 miles 4,242	5 miles 7,976
Total Employees:	17,057	62,237	116,424



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CONTACT INFO