

For Lease  
Warehouse Space  
Lease Rate: \$6.00/ sq. ft. NNN



## Fredup Industrial Building

46966 Mindy Street, Tea, SD 57064

### Property Features

- Suite A: 5,340 sq. ft. - AVAILABLE
- Suite B: 1,860 sq. ft. - AVAILABLE
- Suite C: 1,680 sq. ft. - AVAILABLE
- Suite D: 4,320 sq. ft. - AVAILABLE
- Additional fenced lot available (approx. 20,000 sq. ft.)
- Total building: 13,200
- Lot size: 1.18 acres (51,677 sq. ft.)
- Radiant heat
- Floor drains
- 3-phase power, 120/240 volt
- 18' sidewalls
- 14' x 16' overhead doors
- Metal lined
- Zoning: I-1
- Close to I-29
- Available on January 1, 2021

### Pricing

- Lease rate: \$6.00/ sq. ft. NNN
- 2019 Real Estate Taxes: \$10,449.20

### Location

- Located in the Hagedorn Industrial Park east of Tea
- Area neighbors include: Monsanto, Tessman Seed & Chemical, Roto Mold, Frito-Lay, Summit Auto Group



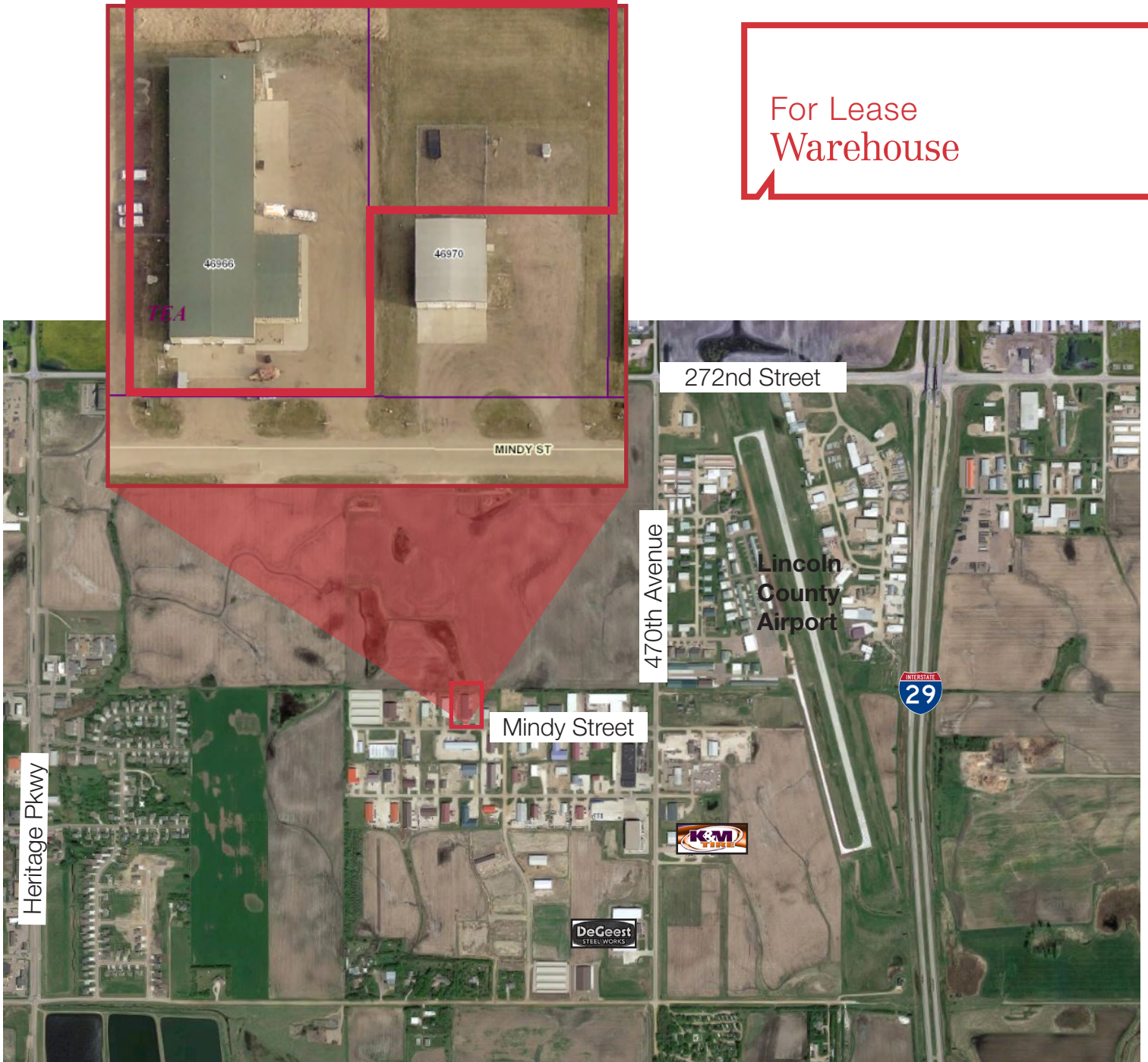
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