

For Sale

Industrial Property

List Price: \$1,600,000



## Watertown Industrial Property

900 9th Ave. SW, Watertown, SD 57201

### Property Features

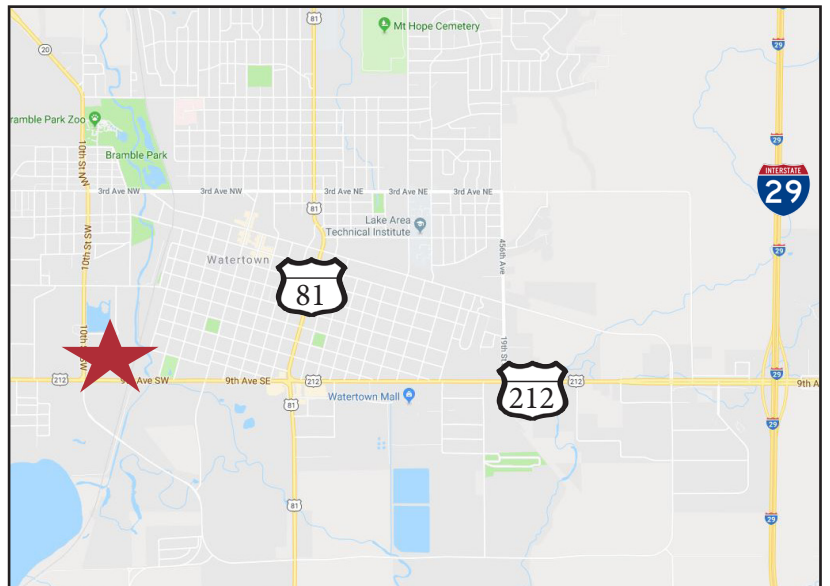
- Multiple buildings totaling: 41,862 sq. ft
- Lot size: 11.96 acres (520,978 sq. ft.)
- BNSF rail served
- Plenty of room for expansion
- Price includes scale and all handling equipment

### Pricing

- List Price: \$1,600,000
- 2018 Real Estate Taxes: \$12,503.80

### Location

- Located 4.4 miles west of I-29 on Hwy 212
- Area neighbors include: Sharp Automotive, Reliabank, Prairie Stop Convenience Store, Glacial Lakes Livestock, Watertown Cooperative Elevator, Fastenal, Advanced Drainage Systems



**Troy Fawcett, CCIM, SIOR**

+1 605 444 7120 Direct

+1 605 321 2199 Cell

tfawcett@naisiouxfalls.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

2500 W. 49th Street, Suite 100  
Sioux Falls, SD 57105  
+1 605 357 7100  
[naisiouxfalls.com](http://naisiouxfalls.com)

For Sale  
Industrial Property



**NAI**Sioux Falls

2500 W. 49th Street, Suite 100  
Sioux Falls, SD 57105  
+1 605 357 7100  
[naisiouxfalls.com](http://naisiouxfalls.com)





For Sale  
Industrial Property



# For Sale Industrial Property

