

**FOR
LEASE**

DRESSEN WAREHOUSE

Brandon, SD

Wide-Open Warehouse Space



112 East Aspen Boulevard
Brandon, SD 57005



size

16,600 square feet



price

\$4.50 per foot NNN



details

- 100' x 166' warehouse space
- Sloped roofline, with 18' 11" clearance at peak
- 12' x 12' overhead door
- Two dock doors
- 3-phase electric service
- Forced-air heat
- Gravel lot with concrete apron



layout

Wide open warehouse with shared restrooms.



location

Building is located in Brandon, South Dakota, on Sioux Boulevard, just south of Holly Boulevard/Rice Street. Site has convenient access to Interstate 90.

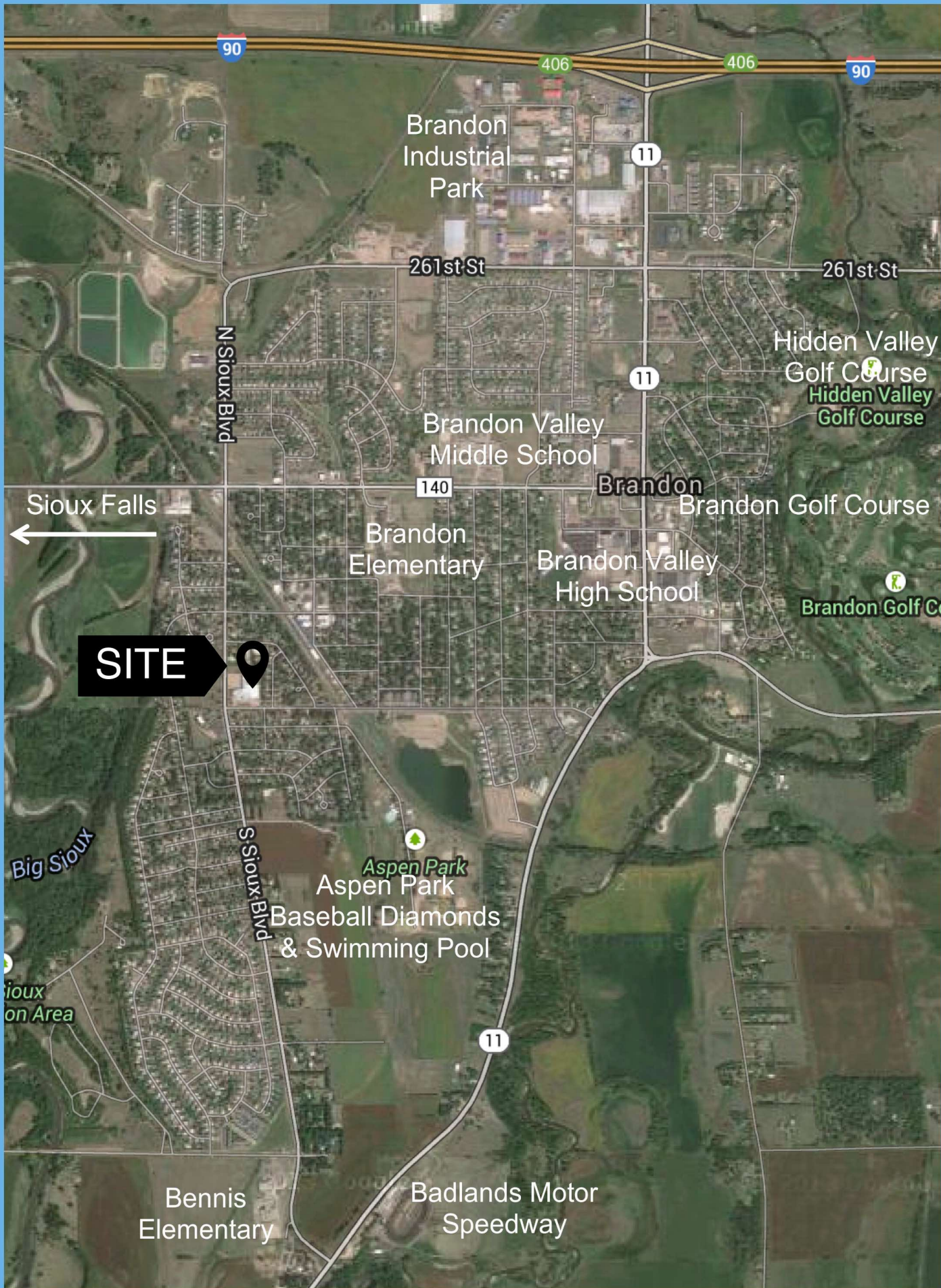
Information deemed reliable but not guaranteed.



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SITE



Sioux Falls



Brandon Industrial Park

261st St

261st St

N Sioux Blvd

Brandon Valley Middle School

Hidden Valley Golf Course
Hidden Valley Golf Course

Brandon

Brandon Golf Course

Brandon Elementary

Brandon Valley High School

Brandon Golf Course

Big Sioux

S Sioux Blvd

Aspen Park

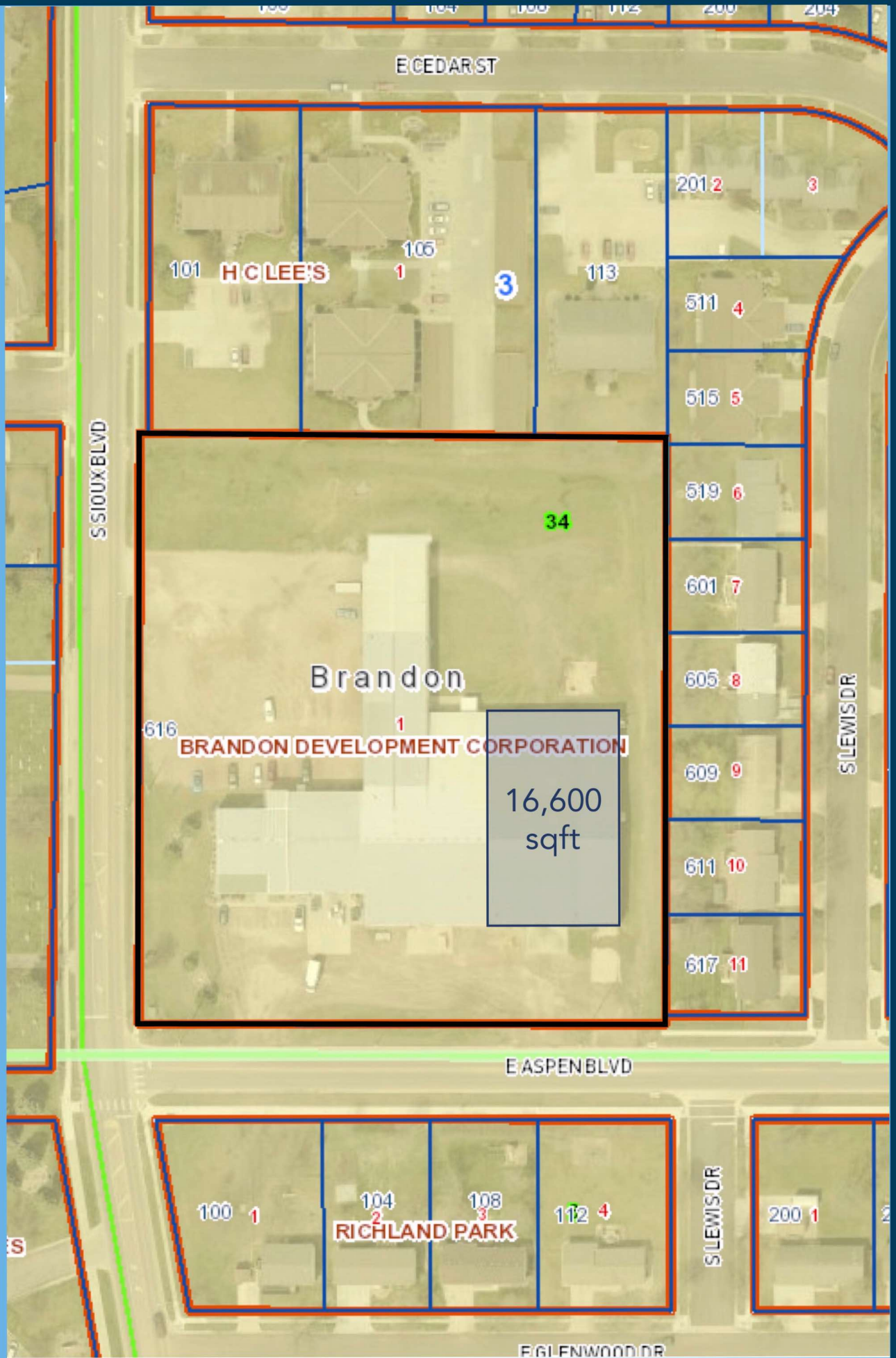
Baseball Diamonds & Swimming Pool

Sioux on Area

Bennis Elementary

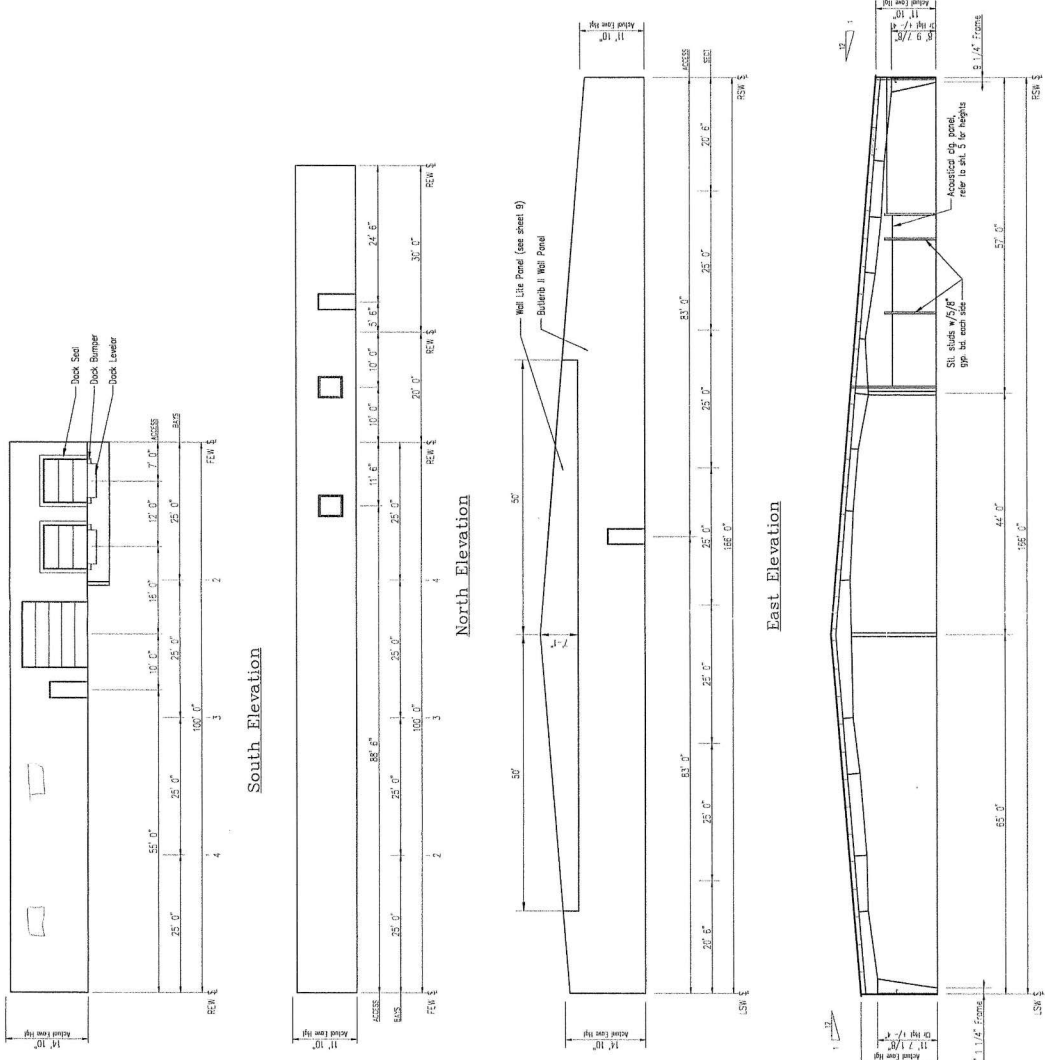
Badlands Motor Speedway

PARCEL MAP



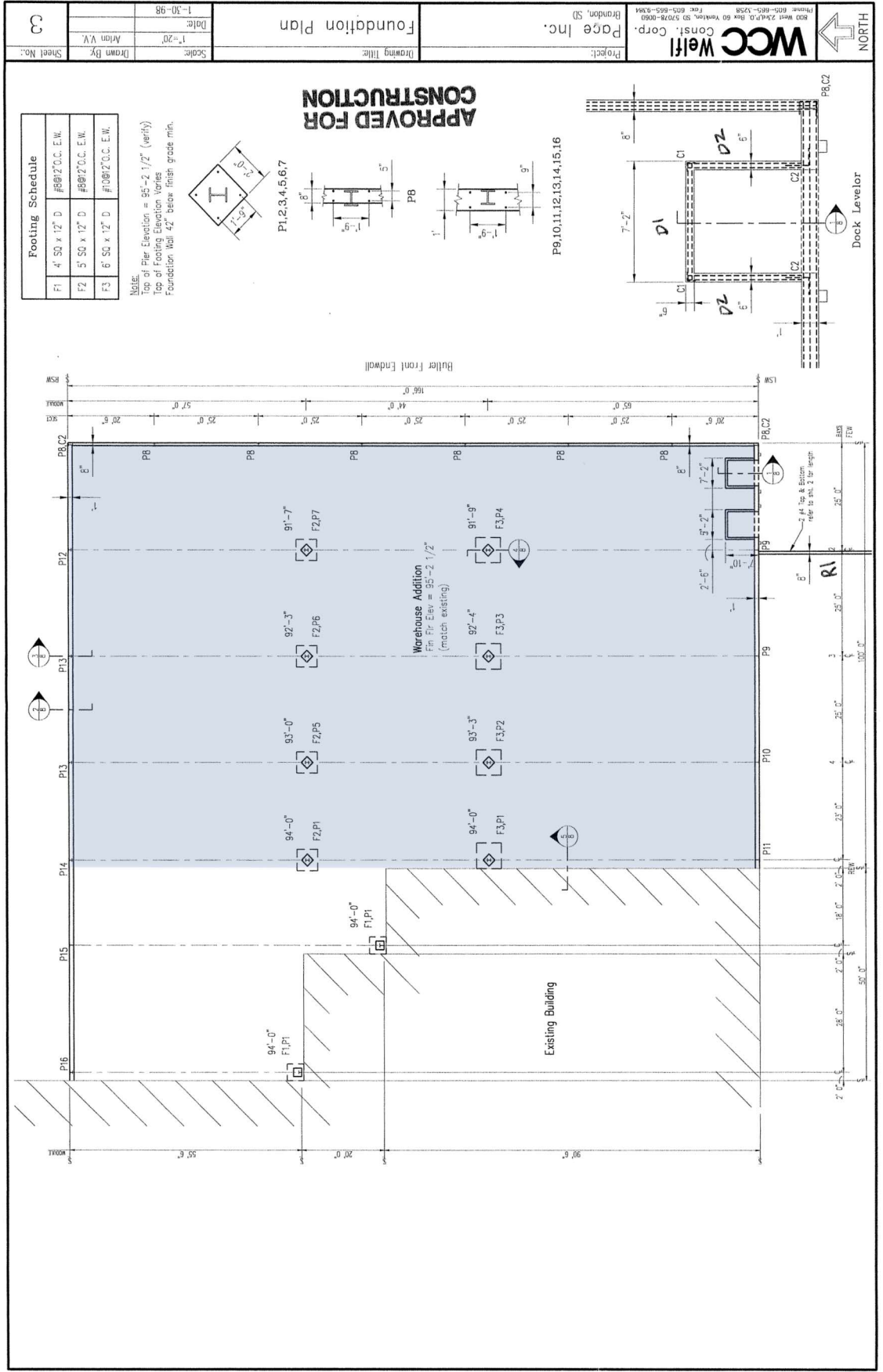
BUILDING ELEVATIONS

APPROVED FOR
CONSTRUCTION



Project:	WCC Const. Corp.	Scale:	1"=20'
Project:	Page Inc.	Drawn By:	ADON VV
Project:	Brandon, SD	Date:	1-30-98
Project:	Phone: 605-663-0298 Fax: 605-663-0304	Sheet No.:	6
Project:	Exterior Elev./Cross Section		

SPACE DIMENSIONS



PROPERTY PHOTOS

