

For Sale or Lease Industrial Building Sale Price: \$880,000 Lease Rate: \$4.40/ sq. ft. NNN



Madison Spec Warehouse

489 SE 12th Street, Madison, SD 57042

Property Features

- Building size: 16,000 sq. ft. (80' x 200') •
- Lot size: +/- 3.5 acres (152,440 sq. ft.) •
- Zoning: Light manufacturing district •
- 6 inch concrete floor poured March 2020 •
- Two loading docks
- One 14' x 14' roll-up door •
- Side wall height: 20
- Large lot, plenty of parking Sprinkler/ fire alarm •
- 3 phase power, 400 amp service with conduit . for 1,000 amp service
- Immediate availability

Pricing

- Sale price: \$880,000 (\$55.00/ sq. ft.)
- Lease rate: \$4.40/sq. ft. NNN
- Estimated NNN expenses: \$1.50/ sg. ft.

Location

- Located in Madison, SD home to Dakota State University
- Area neighbors include: Raven Industries, Custom Touch Homes, Rosebud Wood Products, Kibble Equipment

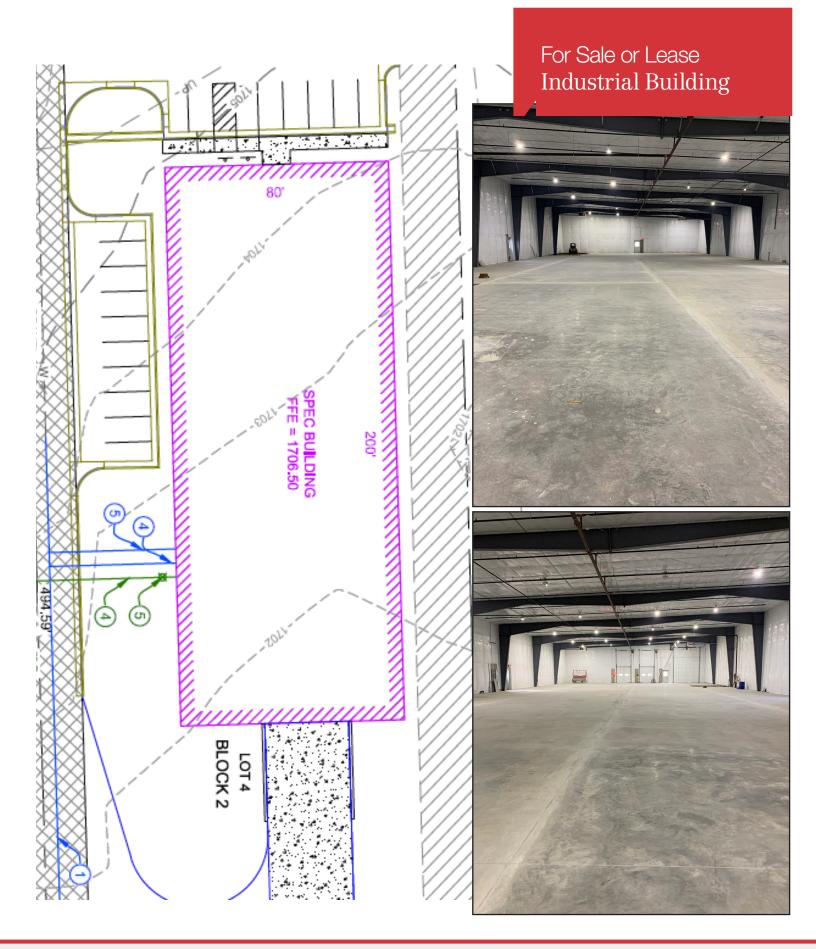
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Stemper Auto Body



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Rosebud Wood Products

Hwy 34 Customs, Inc

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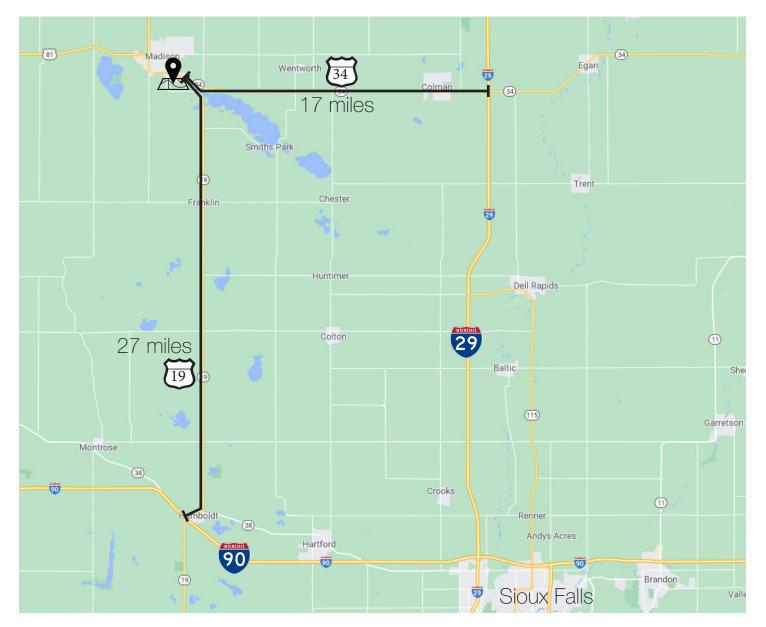
Madison Driver License Office

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Mileage to I-29 & I-90 from 489 SE 12th Street, Madison, SD 57042



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