NAI Sioux Falls

For Sale or Lease

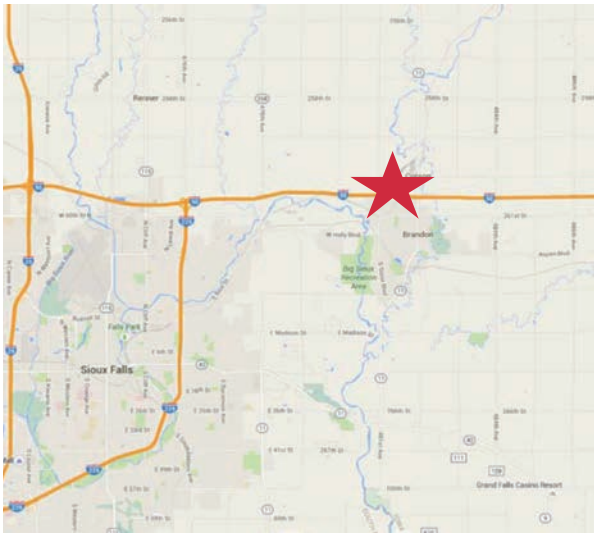
Can Be Finished To Suit Or Expanded to 28,000 sq. ft.

Walnut Avenue Property

1800 N. Walnut Avenue, Brandon, SD

Property Features

- 7,000 sq. ft. steel building shell located in the Brandon Corson Industrial Park
- See broker for details on build-to-suit lease purchase
- Building is designed to easily be expanded to 28,000 sq. ft.
- Ready for improvements per tenant specifications
- One 10’ X 10’ overhead door
- Building is dock-high in southeast corner
- Lot size is 2.534 Acres
- $30.00/sq. ft. ($210,000) sale price on the structure “as is”
- Land $1.75/sq. ft. ($193,167) from Brandon Economic Development Fund



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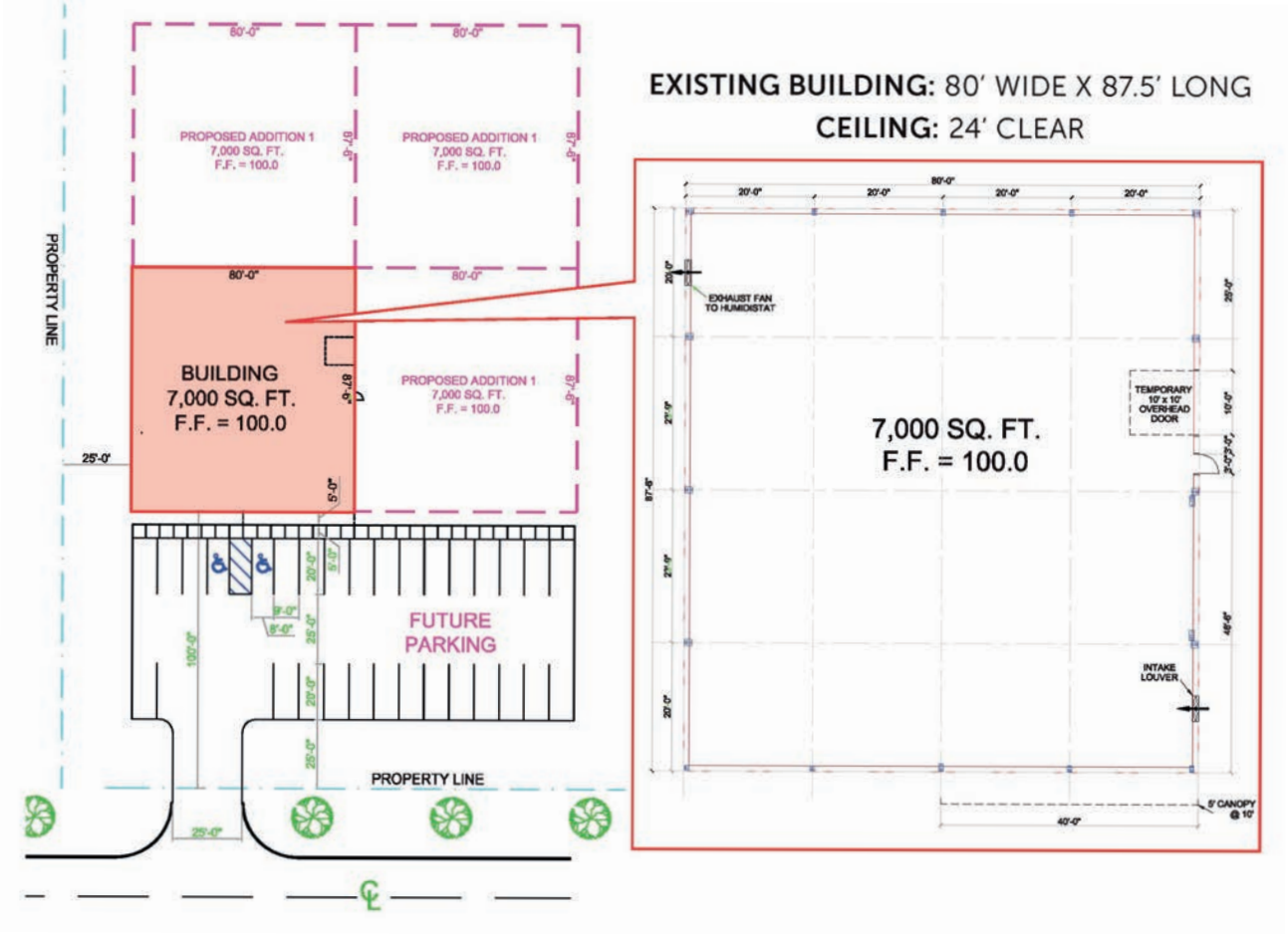
Build - To - Suit



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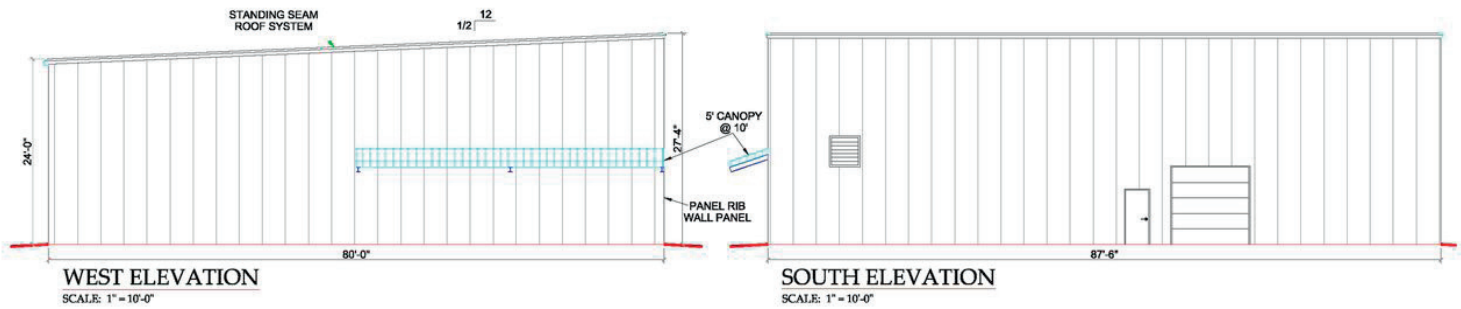

Brandon Corson Industrial Park Details

Hwy Access	Interstate 90, SD Hwy 11
Water/Sewer	8” Water Line / 10” Sewer Line
Electricity	New substation 2002 Redundant transmission lines feeding substation 10/14 MVA transformer that can be loaded to 14MVA Alternate distribution lines from Brandon, West Brandon (2Mi) & Garretson (7 mi) substations
Natural Gas	6” 200 psi line parallel to north property line 4” 60 psi service line along N. 1st Avenue

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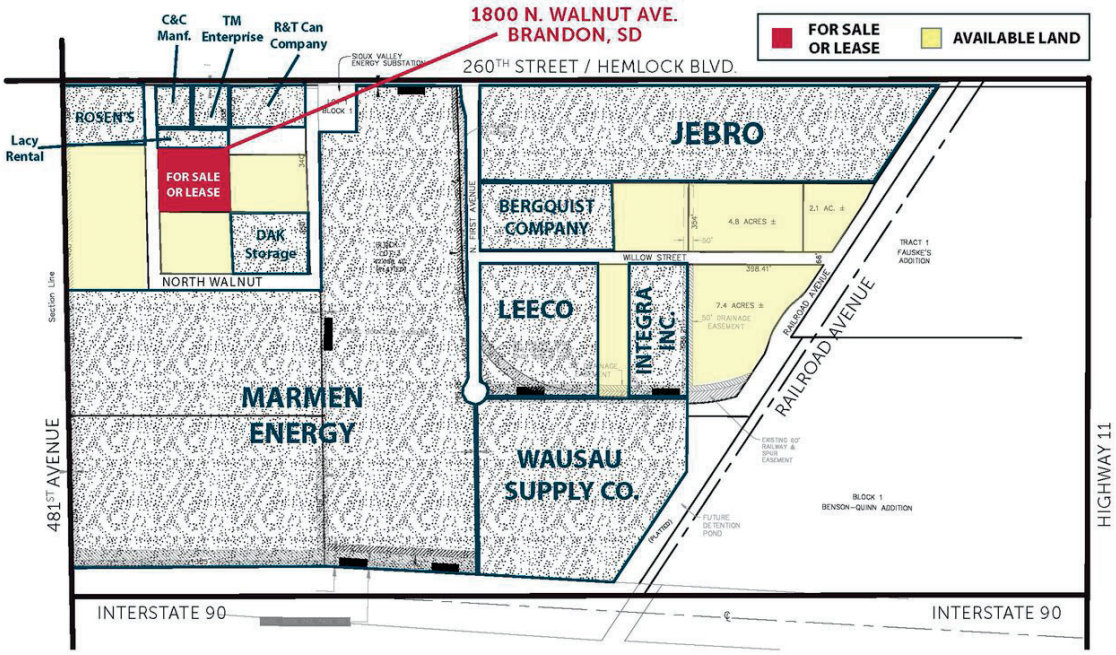
For Sale

Investment Opportunity



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