

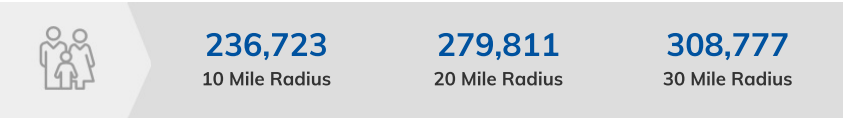


|                     |                                                                                                            |
|---------------------|------------------------------------------------------------------------------------------------------------|
| Building Type:      | Commercial, Industrial, Office, Research & Development, Retail, Warehouse & Distribution, Other, Flex Tech |
| Available SF:       | 51,000                                                                                                     |
| Total SF:           | 50,999                                                                                                     |
| Expandable:         | Yes                                                                                                        |
| Zoning:             | Commercial                                                                                                 |
| Year Built:         | 1999                                                                                                       |
| Former Use:         | Flooring Sales                                                                                             |
| Specialty Features: | Distribution Center,Featured Property                                                                      |
| Construction Type:  | Metal or Steel                                                                                             |
| Floor Type:         | Concrete                                                                                                   |
| Sale Price:         | \$5,500,000                                                                                                |
| Sale Price Note:    | 107.84 per square foot                                                                                     |
| Last Updated:       | Jul 20, 2023                                                                                               |

Property and Area Description

Here is a rare opportunity to acquire a large Flex building with ideal interstate access and visibility—located in the center of the Metro’s southern growth path! 51,000 SF —Originally built in 1999 with additions in 2003 & 2015 Excellent condition throughout—Well insulated—High efficiency lighting—Highly visible signage Combination of showroom, warehouse and very nice office space (3,000 SF of which was added in 2015) Conference room, break room, reception, cubicle spaces, will call areas Two loading docks; Three drive-in doors 290’ of frontage along SD 106 at the Tea, SD exit (#73) Seller will occupy until new location is completed (Spring 2024); would consider a sale leaseback All warehouse space is clean, well lit and extremely functional with varying wall heights (contact broker) Virtually no deferred maintenance Ample parking on west side of building is all hard surfaced Additional 4,800 cold storage auxiliary all-steel building to the south which was manufactured by Cuckler Three acre parcel with possible extra land available for purchase Seller will utilize a 1031 exchange, contact broker for details on timing Building has natural gas and a septic system

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Economic Development Contact

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Realtor/Owner Contact

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Transportation

Nearest Interstate: I-29  
Rail Served: Unknown  
Rail Served By: Unknown  
Rail Accessible: Unknown  
Rail Infrastructure in Place: Unknown