



601 4th Street SE

De Smet, SD 57231

PROPERTY HIGHLIGHTS

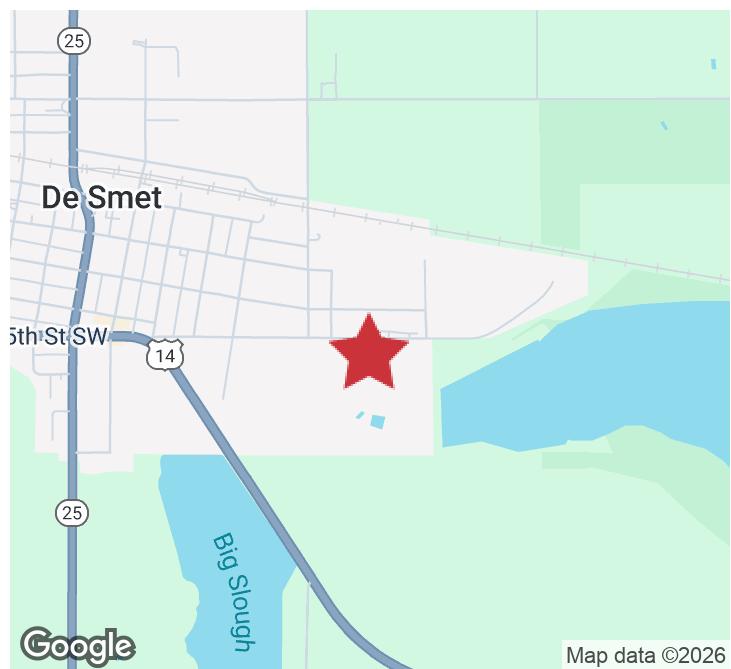
- In floor heat, air conditioned, and epoxy floors throughout
- 1,911 SF of office with mezzanine storage above
- One overhead door (14' x 14')
- 18' side wall height, 21' at peak
- 25' x 50' column spacing
- 220V, three-phase electrical service
- Excess land for outside storage
- Zoning: Industrial
- Built in 2010

LOCATION DESCRIPTION

Located in the De Smet Industrial Park

Area Neighbors: DeSco, Lyle Signs, UltiMed, GCC Ready Mix, American Engineered Products

Sale Price	\$799,900 (\$79.99 PSF)
Lease Rate (NNN)	\$7.50 SF/YR
Building SF	10,000 SF
Lot Size	2 AC (87,120 SF)



GREGG BROWN, MBA, SIOR

Partner

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2500 W. 49th St. Suite 100

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LOCATION

601 4TH STREET SE

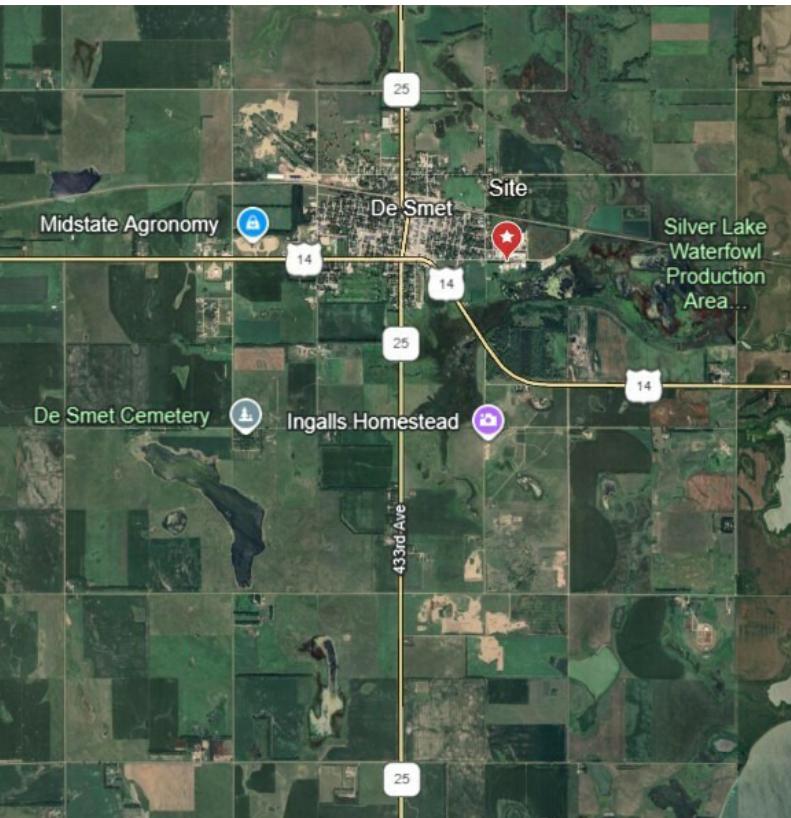
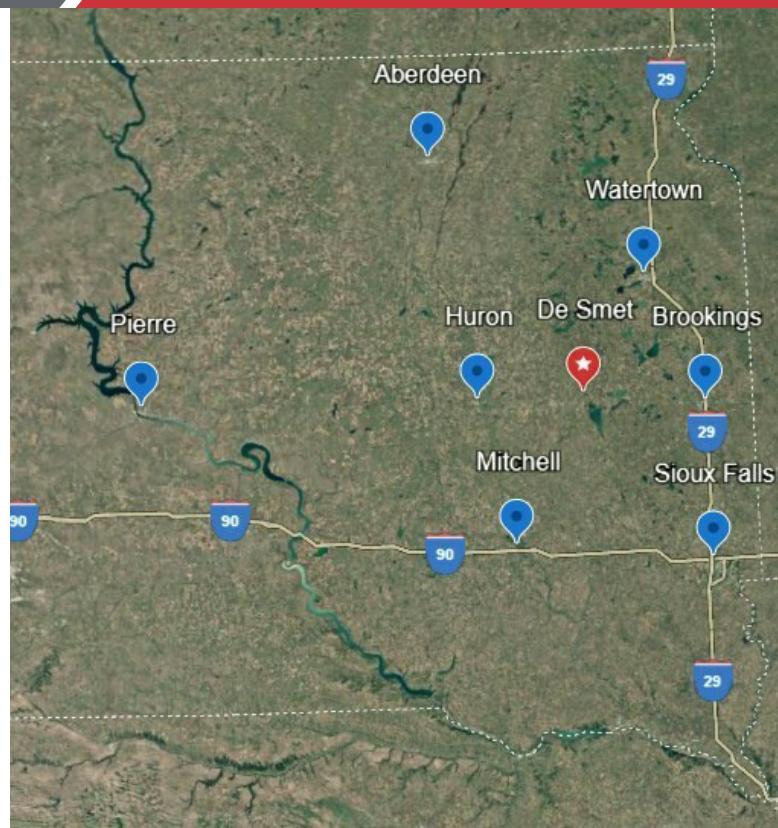
De Smet, SD 57231

FOR SALE & LEASE

Industrial Property

LOCATION OVERVIEW

De Smet, South Dakota, is a historic small city located in Kingsbury County in the east-central region of the state. Known as the hometown of Laura Ingalls Wilder, De Smet is surrounded by rich agricultural landscapes and offers a strong sense of community. The city is situated along U.S. Highway 14, providing convenient access to nearby towns and regional hubs. De Smet lies just 30 miles west of Huron, a larger city that serves as a regional center for shopping, healthcare, and employment opportunities, and about 41 miles west of Brookings and Interstate 29, a major north-south corridor through the state. This location allows residents and visitors to enjoy the charm of a smaller community while benefiting from the services and amenities of nearby urban areas.



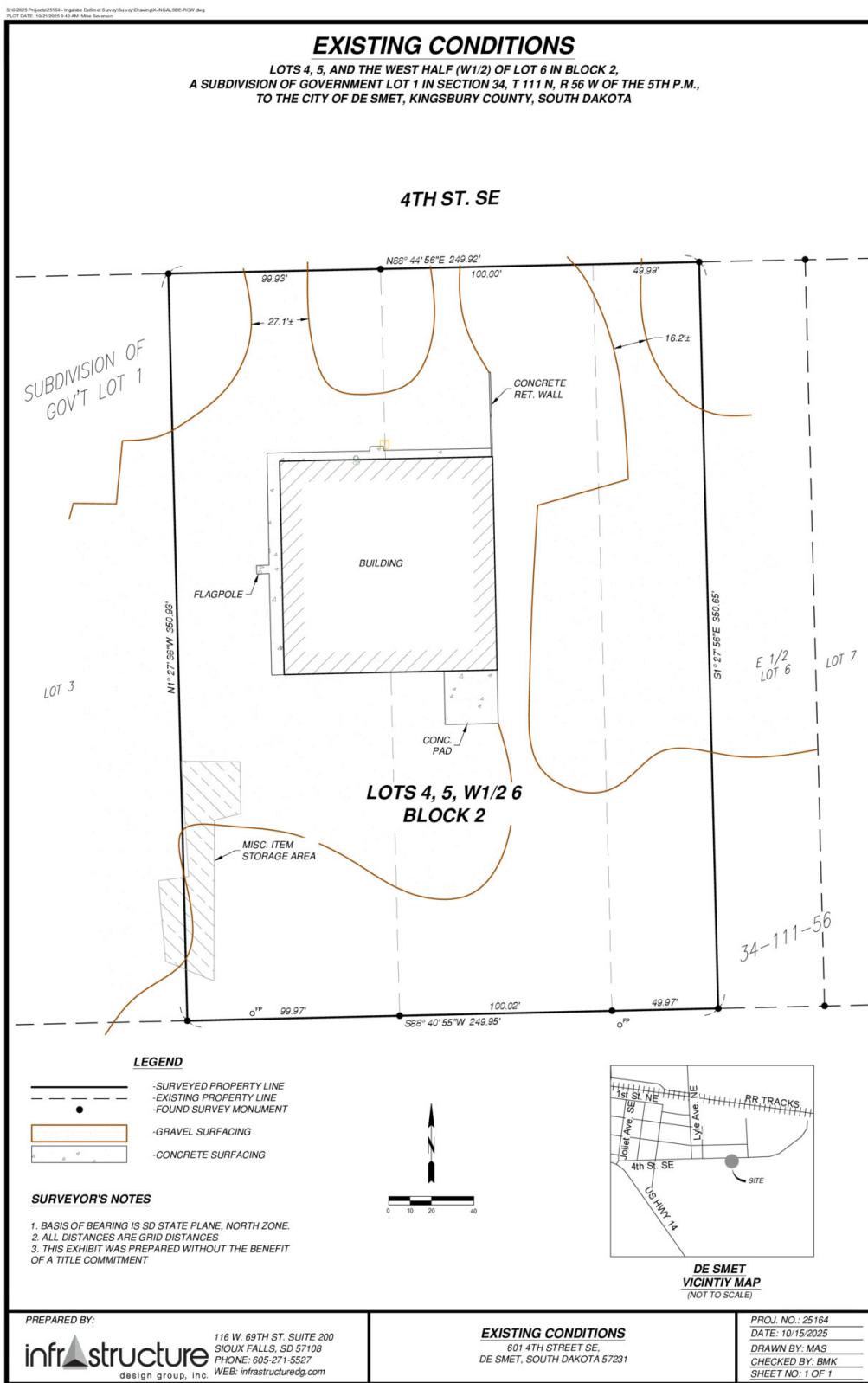
SITE PLAN

601 4TH STREET SE

De Smet, SD 57231

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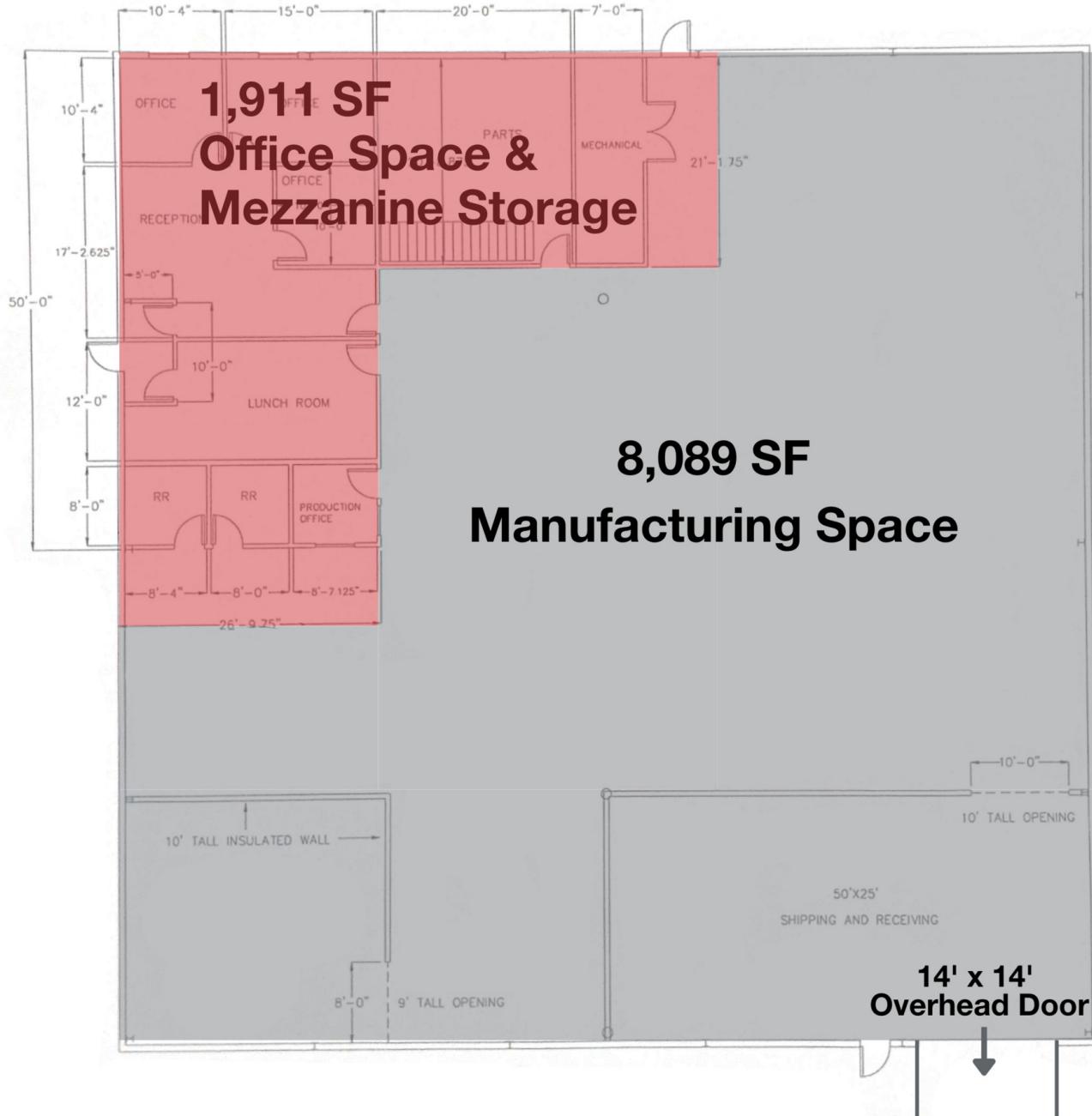
FLOOR PLAN

601 4TH STREET SE

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FOR SALE & LEASE

Industrial Property



PHOTOS

601 4TH STREET SE

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FOR SALE & LEASE

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ADDITIONAL PHOTOS

601 4TH STREET SE

De Smet, SD 57231

FOR SALE & LEASE

Industrial Property



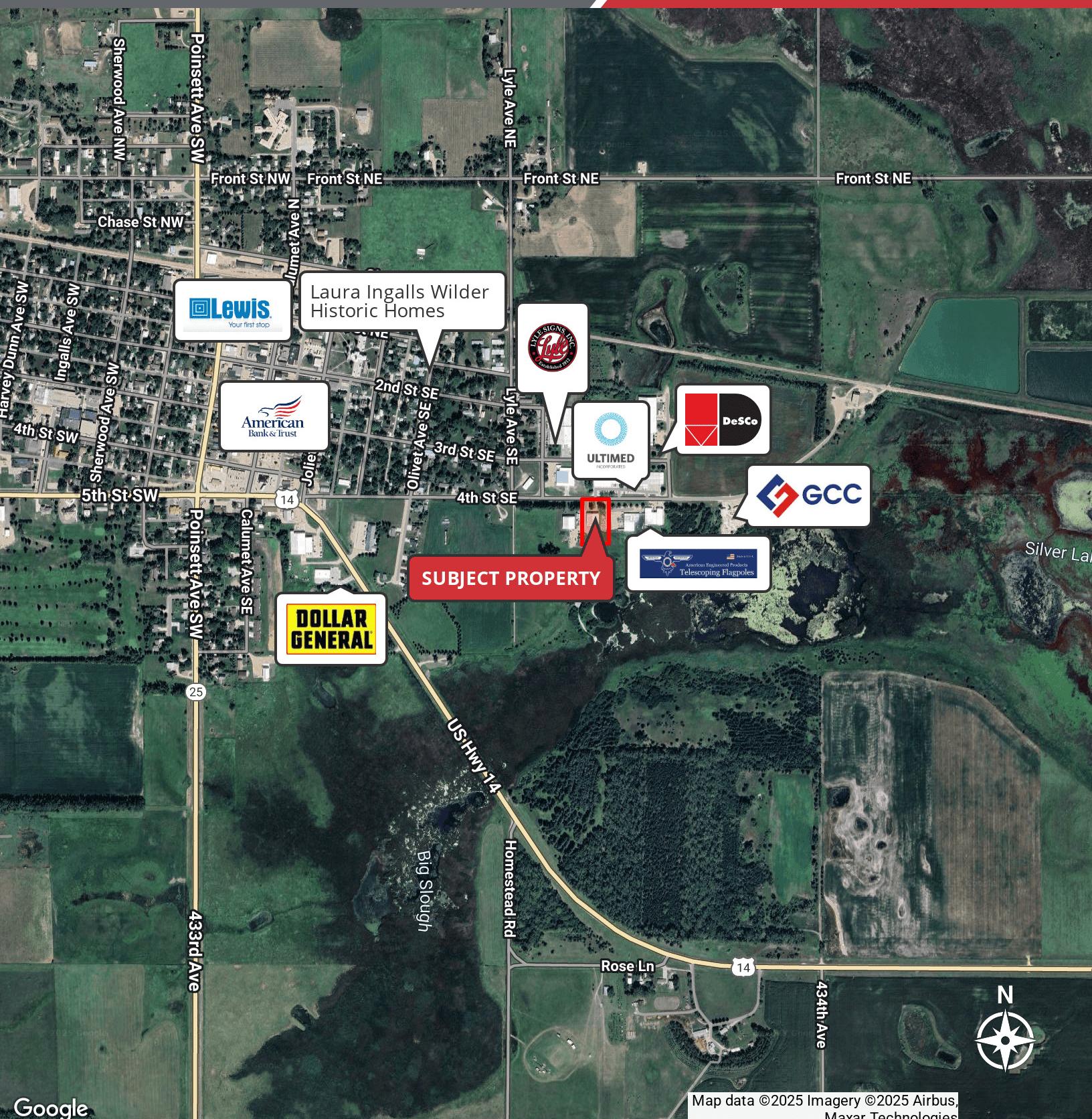
AERIAL

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NAI Sioux Falls

2500 W. 49th St. Suite 100

Sioux Falls, SD 57105

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naisiouxfalls.com

Dakota BUSINESS Finance (SBA Certified Development Company)
SBA 504 Program¹



Jason Forbes
 VP, Loan Officer
 605-681-6001
 Jason@dakotabusinessfinance.com

601 4th Street SE
 De Smet, SD 57231

[Click Here to Apply](#)

Learn more:
dakota BUSINESS finance
 INSPIRATION FROM YOU. SMALL BUSINESS FINANCING FROM US.

Purchase Land and Building	\$799,900.00	<i>List Price</i>	Project Name 601 4th Street SE De Smet, SD 57231 Contact NAI Sioux Falls Gregg Brown 605.906.0394
Renovations already completed	\$0.00		
Equity in Land	\$0.00	<i>Listing Price</i>	
New Construction/Remodeling	\$0.00	<i>Construction Estimate</i>	
Qualified Debt Refinance: Total	\$0.00		
Includes: Bank Loan + Prepayment	\$0.00		
Includes: SBA 504 + Prepayment	\$0.00		
Includes: PIP Financing	\$0.00		
Purchase/Install Equipment	\$0.00	<i>Quote</i>	
Purchase/Install Fixtures	\$0.00		
Other: Cash- Out (Eligible Business Expense)	\$0.00		
Other: Professional Fees	\$12,100.00		
Includes: Appraisal	\$3,000.00	<i>Estimated</i>	
Includes: Title Work, Closing, Filing Fees	\$2,500.00	<i>Estimated</i>	
Includes: Environmental	\$525.00	<i>RSRA if no Phase 1 is needed</i>	
Includes: Bank Interim Loan Fees	\$2,000.00	<i>Estimated</i>	
Includes: Survey	\$400.00	<i>Estimated</i>	
Includes: Construction Contingency	\$0.00	<i>10% Construction Contingency</i>	
Includes: Interim Interest	\$3,675.00		
Total Project Size	\$812,000.00		

	%	Amount	
Owner's Equity Contribution ²	10%	\$81,200.00	
Bank	50%	\$406,000.00	
Dakota BUSINESS Finance	40%	\$324,800.00	
Base Loan Amount		100%	\$812,000.00
	Bank	Dakota BUSINESS Finance	Total
Base Loan Amount	\$406,000.00	\$324,800.00	\$730,800.00
Interest Rate ³	6.750%	5.850%	
Term	10	Fixed 25-Year	
Years Amortized	25	25	
Bank Points ⁵	TBD		
SBA / CDC Closing Fees	TBD	\$10,952.00	\$10,952.00
Total Fees		\$10,952.00	\$10,952.00
<i>Balance to Borrower</i>		\$248.00	\$248.00
Total Loan Amount (with Fees)⁶	\$406,000.00	\$336,000.00	\$742,000.00
Monthly Payment (Principal + Interest) ⁴	\$2,805.10	\$2,134.15	\$4,939.25
Annual Debt Service (Principal + Interest)	\$33,661.21	\$25,609.79	\$59,271.00
Equity Contribution			\$81,200.00
Loan Fees Not Financed	TBD		\$0.00
First Year Cash Outlay			\$140,471.00
Total Principal and Interest (Life of Loan) plus Down Payment & Fees			\$1,481,774.99

Anticipated Appraisal Requirement **\$812,000.00**