



## 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  
gbrown@naisiouxfalls.com  
605.906.0394

2500 W. 49th St. Suite 100  
Sioux Falls, SD 57105  
605.357.7100  
naisiouxfalls.com



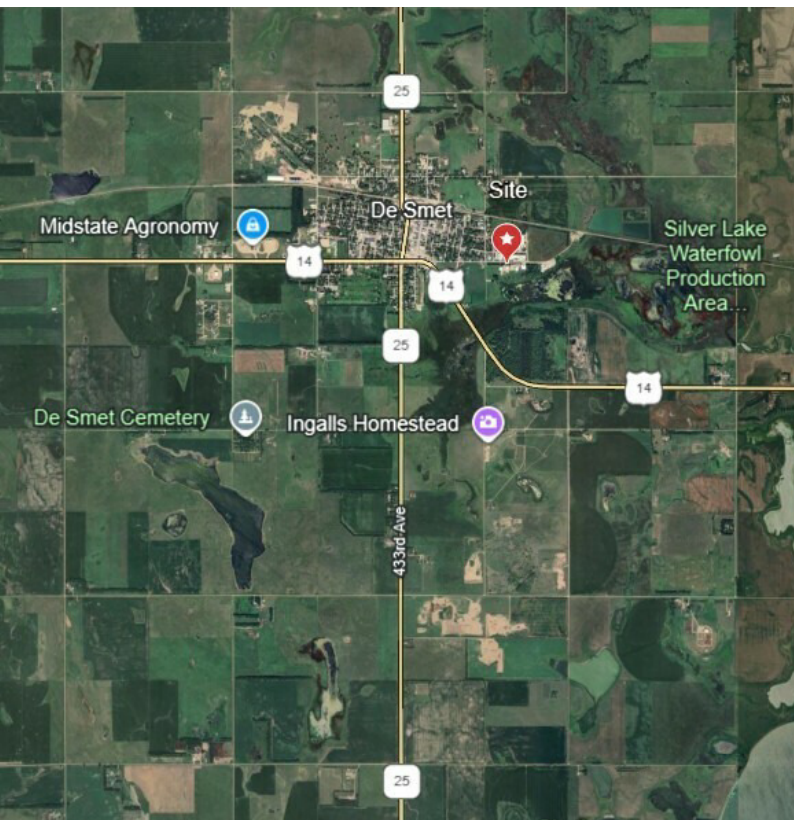
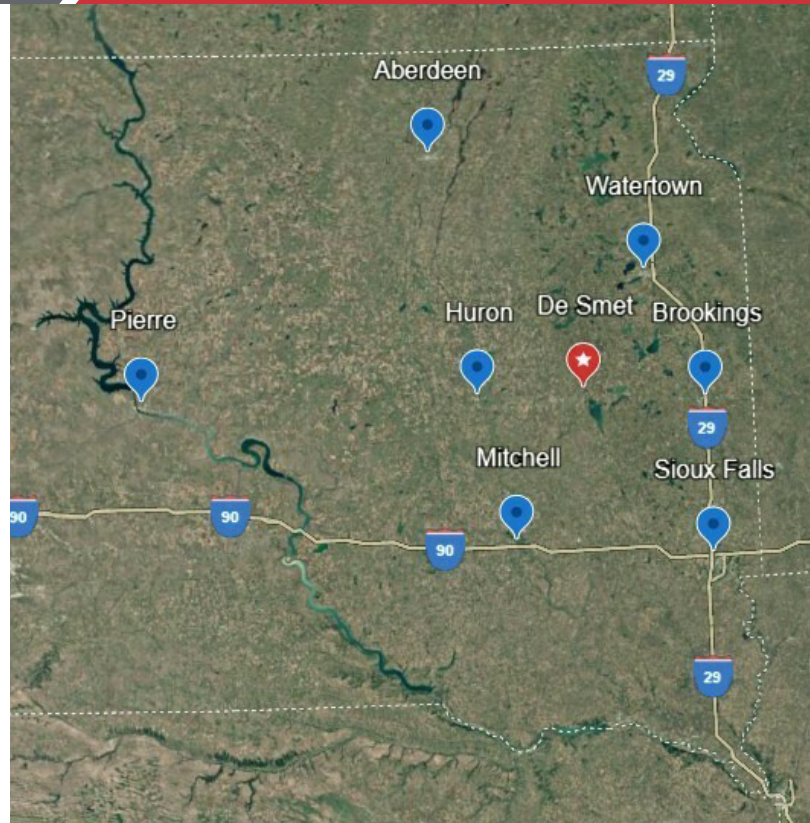
# LOCATION

601 4TH STREET SE  
De Smet, SD 57231

FOR SALE & LEASE  
Industrial Property

## LOCATION OVERVIEW

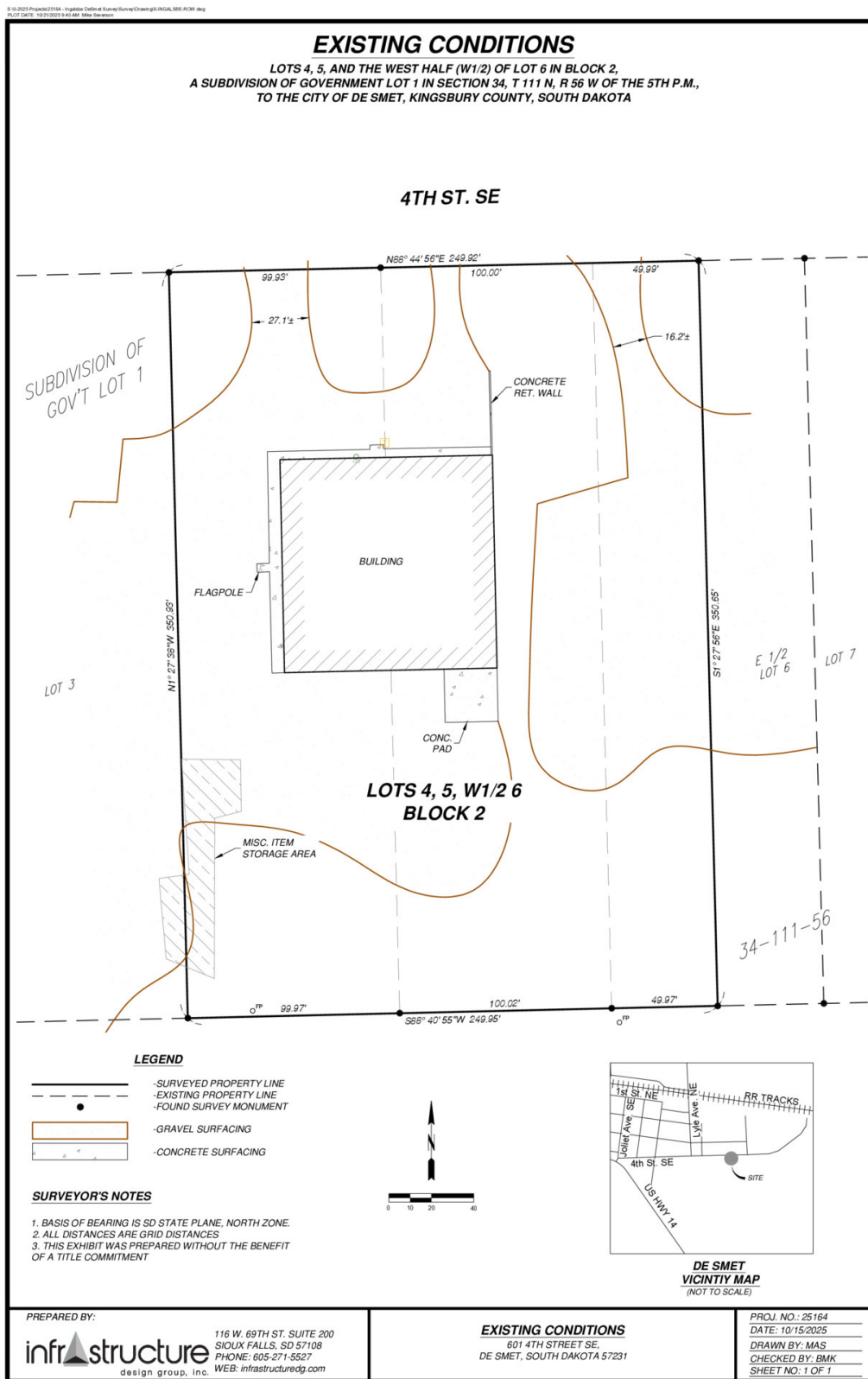
De Smet, South Dakota, is a historic small city located in Kingsbury County in the east-central region of the state. Known as the hometown of Laura Ingalls Wilder, De Smet is surrounded by rich agricultural landscapes and offers a strong sense of community. The city is situated along U.S. Highway 14, 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

FOR SALE & LEASE  
Industrial Property

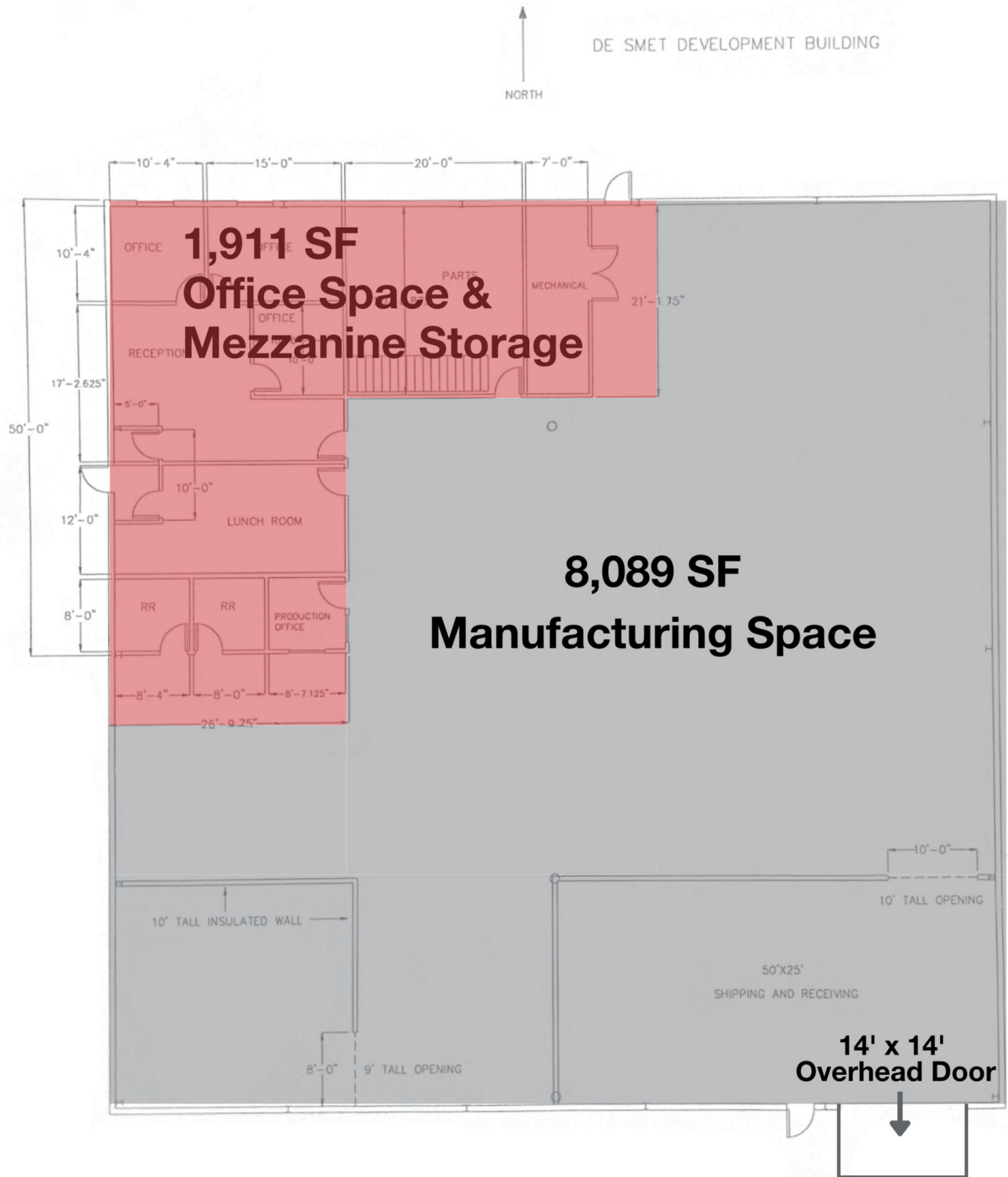




# FLOOR PLAN

601 4TH STREET SE  
De Smet, SD 57231

FOR SALE & LEASE  
Industrial Property





# PHOTOS

601 4TH STREET SE  
De Smet, SD 57231

FOR SALE & LEASE  
Industrial Property





# ADDITIONAL PHOTOS

601 4TH STREET SE  
De Smet, SD 57231

FOR SALE & LEASE  
Industrial Property

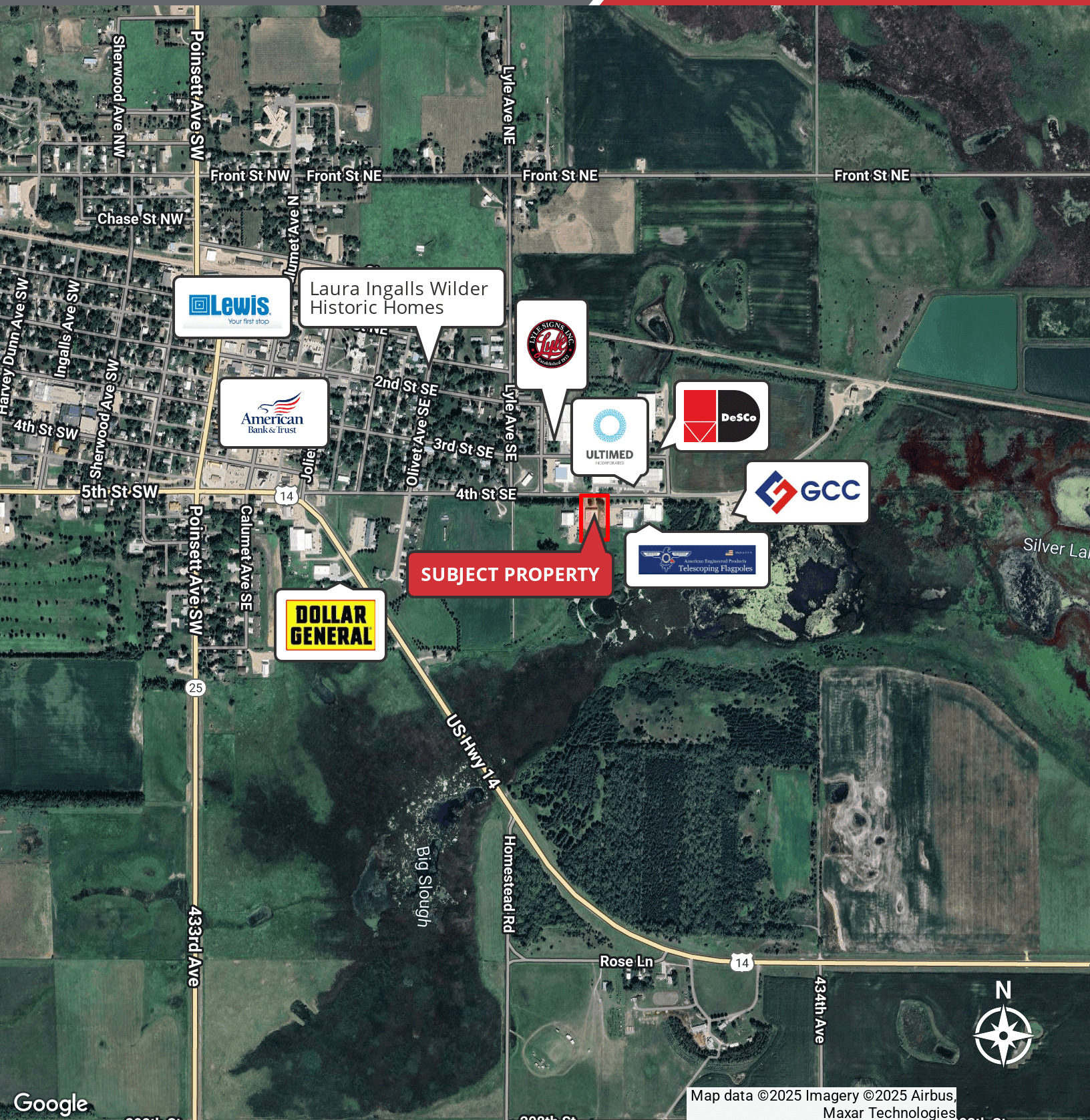




# AERIAL

601 4TH STREET SE  
De Smet, SD 57231

FOR SALE & LEASE  
Industrial Property





**Dakota BUSINESS Finance (SBA Certified Development Company)**

**SBA 504 Program<sup>1</sup>**



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	<b>\$799,900.00</b>	<i>List Price</i>	<b>Project Name</b>
Renovations already completed	<b>\$0.00</b>		601 4th Street SE
Equity in Land	<b>\$0.00</b>	<i>Listing Price</i>	De Smet, SD 57231
New Construction/Remodeling	<b>\$0.00</b>	<i>Construction Estimate</i>	
Qualified Debt Refinance: Total	<b>\$0.00</b>		<b>Contact</b>
Includes: Bank Loan + Prepayment	\$0.00		NAI Sioux Falls
Includes: SBA 504 + Prepayment	\$0.00		Gregg Brown 605.906.0394
Includes: PIP Financing	\$0.00		
Purchase/Install Equipment	<b>\$0.00</b>	<i>Quote</i>	
Purchase/Install Fixtures	<b>\$0.00</b>		
Other: Cash- Out (Eligible Business Expense)	\$0.00		
Other: Professional Fees	<b>\$12,100.00</b>		
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		
<b>Total Project Size</b>	<b>\$812,000.00</b>		

	%	Amount	
Owner's Equity Contribution <sup>2</sup>	10%	\$81,200.00	
Bank	50%	\$406,000.00	
Dakota BUSINESS Finance	40%	\$324,800.00	
<b>Base Loan Amount</b>	100%	\$812,000.00	
	Bank	Dakota BUSINESS Finance	Total
Base Loan Amount	\$406,000.00	\$324,800.00	\$730,800.00
Interest Rate <sup>3</sup>	6.750%	5.850%	
Term	10	Fixed 25-Year	
Years Amortized	25	25	
Bank Points <sup>5</sup>	TBD		
SBA / CDC Closing Fees		\$10,952.00	\$10,952.00
Total Fees		\$10,952.00	\$10,952.00
Balance to Borrower		\$248.00	\$248.00
<b>Total Loan Amount (with Fees)<sup>6</sup></b>	<b>\$406,000.00</b>	<b>\$336,000.00</b>	<b>\$742,000.00</b>
Monthly Payment (Principal + Interest) <sup>4</sup>	\$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
<b>First Year Cash Outlay</b>			<b>\$140,471.00</b>
Total Principal and Interest (Life of Loan) plus Down Payment & Fees			<b>\$1,481,774.99</b>

**Anticipated Appraisal Requirement**

**\$812,000.00**