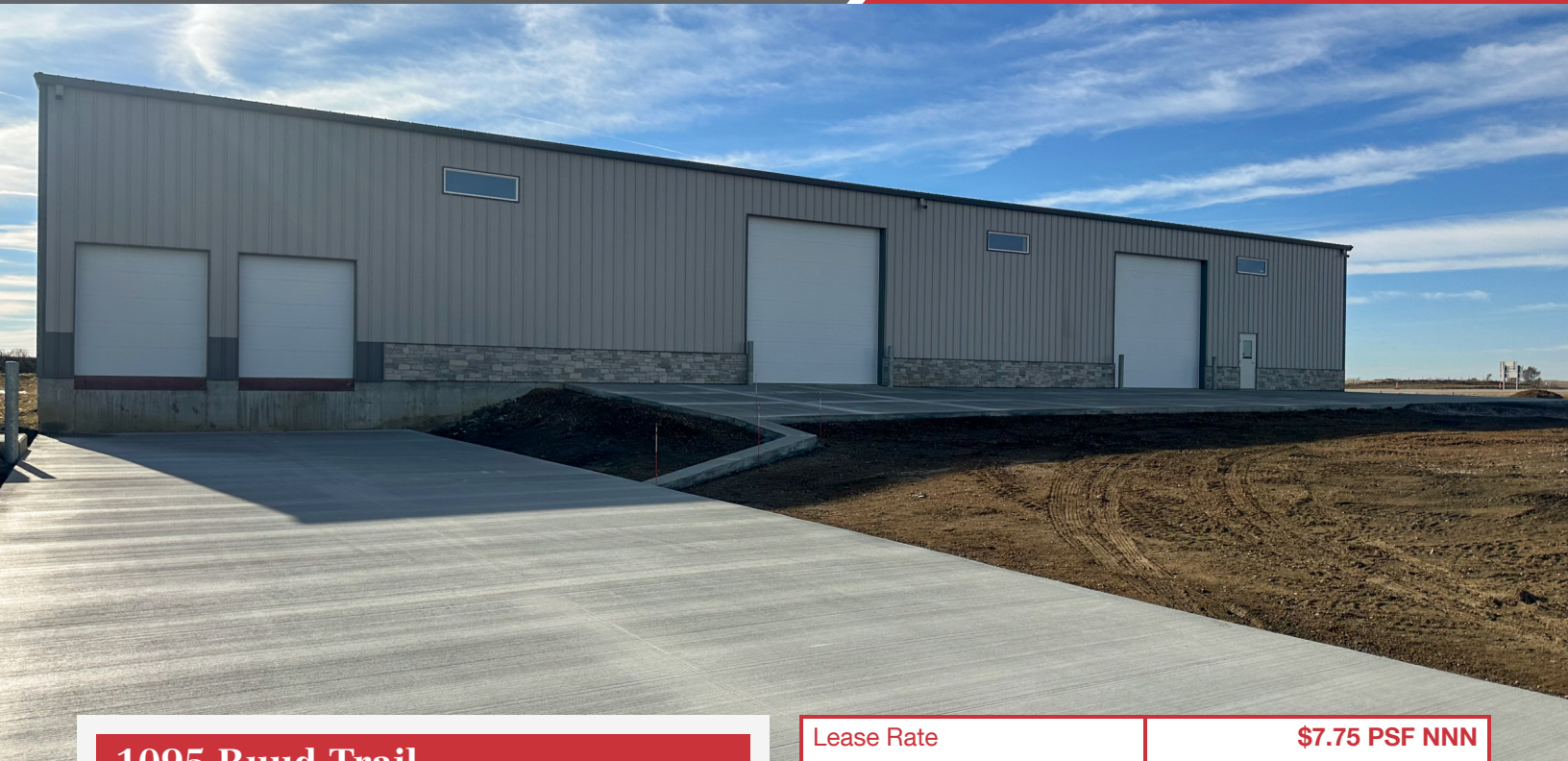




1095 Ruud Trail

Hartford, SD 57033

PROPERTY HIGHLIGHTS

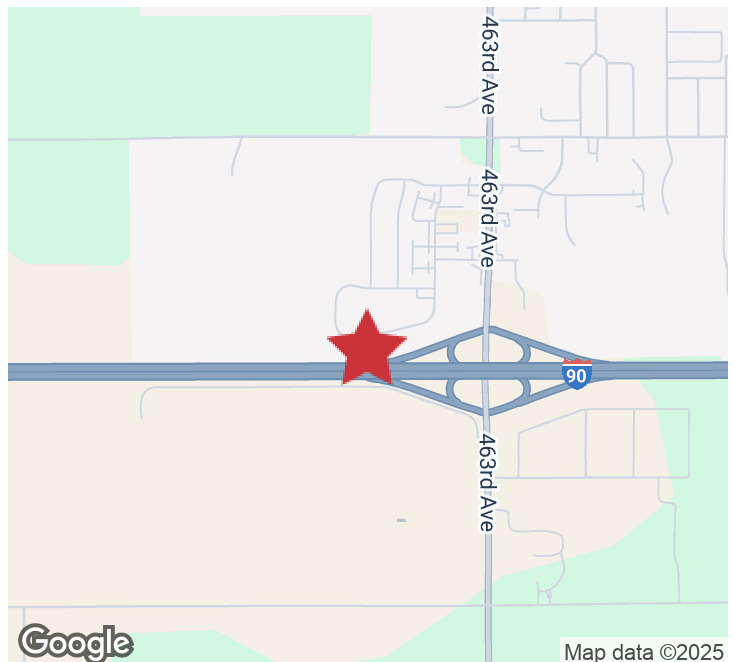
- New construction - available January 2026
- Finished office space
- 20' clear height
- Two (2) dock doors
- Two (2) overhead doors
- Floor drains

LOCATION DESCRIPTION

Located just north of I-90 in Hartford, SD off Exit 387

Area neighbors include: Hartford Ace Hardware, Coffee Cup Fuel Stop, Tammen Auto & Tire, and AmericInn by Wyndham Hartford SD

Lease Rate	\$7.75 PSF NNN
Estimated NNN Expenses	\$1.52 PSF
Building SF	12,000 SF
Lot Size	1.48 AC



BILL CONNELLY

Vice President

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605.254.2360

2500 W. 49th St. Suite 100

Sioux Falls, SD 57105

605.357.7100

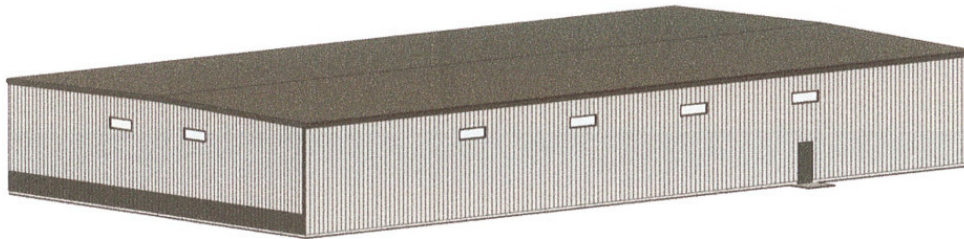
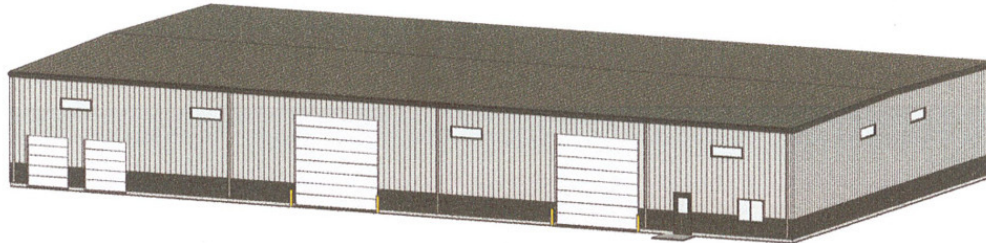
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FLOOR PLANS

1095 RUUD TRAIL
Hartford, SD 57033

FOR LEASE
Industrial Property

STORAGE WAREHOUSE 1095 RUUD TRAIL HARTFORD, SD



Drawing Index	
Sheet Number	Sheet Name
A2.0	Title Sheet
A1.0	Overall Floor Plan
A1.1	Enlarged Floor Plans
A2.0	Exterior Elevations



VICINITY MAP

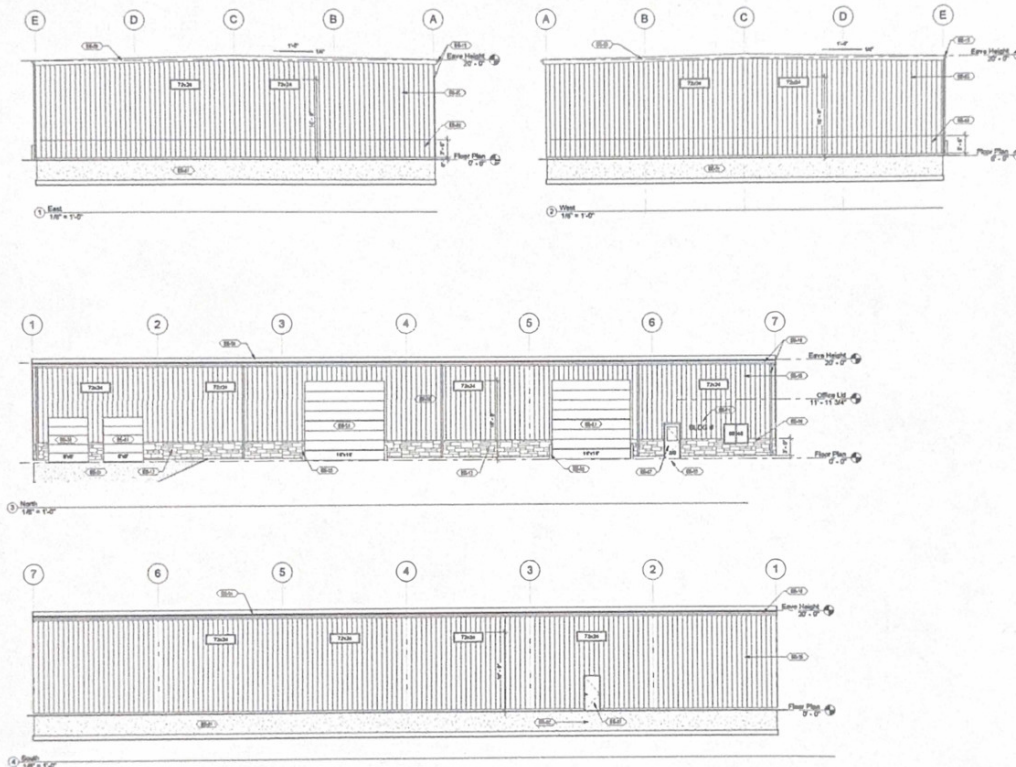
22x34 Sheet - Scale As Noted
11x17 Sheet - 50% Scale
New Storage Warehouse

1095 Rudd Trail
Hartford, SD



BRO Ventures II LLC
Steve Brockmueller
605-310-7317

Title Sheet



ELEVATION KEYNOTES

- 00-01 EXTERIOR FINISH: GALVALUME STEEL PANELS, 24" HIGHS, 12" LOWS.
- 00-02 EXTERIOR FINISH: GALVALUME STEEL PANELS, 24" HIGHS, 12" LOWS.
- 00-03 EXTERIOR FINISH: GALVALUME STEEL PANELS, 24" HIGHS, 12" LOWS.
- 00-04 EXTERIOR FINISH: GALVALUME STEEL PANELS, 24" HIGHS, 12" LOWS.
- 00-05 EXTERIOR FINISH: GALVALUME STEEL PANELS, 24" HIGHS, 12" LOWS.
- 00-06 EXTERIOR FINISH: GALVALUME STEEL PANELS, 24" HIGHS, 12" LOWS.
- 00-07 EXTERIOR FINISH: GALVALUME STEEL PANELS, 24" HIGHS, 12" LOWS.
- 00-08 EXTERIOR FINISH: GALVALUME STEEL PANELS, 24" HIGHS, 12" LOWS.
- 00-09 EXTERIOR FINISH: GALVALUME STEEL PANELS, 24" HIGHS, 12" LOWS.
- 00-10 EXTERIOR FINISH: GALVALUME STEEL PANELS, 24" HIGHS, 12" LOWS.
- 00-11 EXTERIOR FINISH: GALVALUME STEEL PANELS, 24" HIGHS, 12" LOWS.

22x34 Sheet - Scale As Noted
11x17 Sheet - 50% Scale
New Storage Warehouse

1095 Rudd Trail
Hartford, SD



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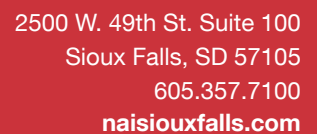
Exterior Elevations

PROJECT NUMBER
22-033
DATE
07/15/2022
DRAWN
000
CHECKED

A2.0

1095 RUUD TRAIL
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PHOTOS

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PARCEL

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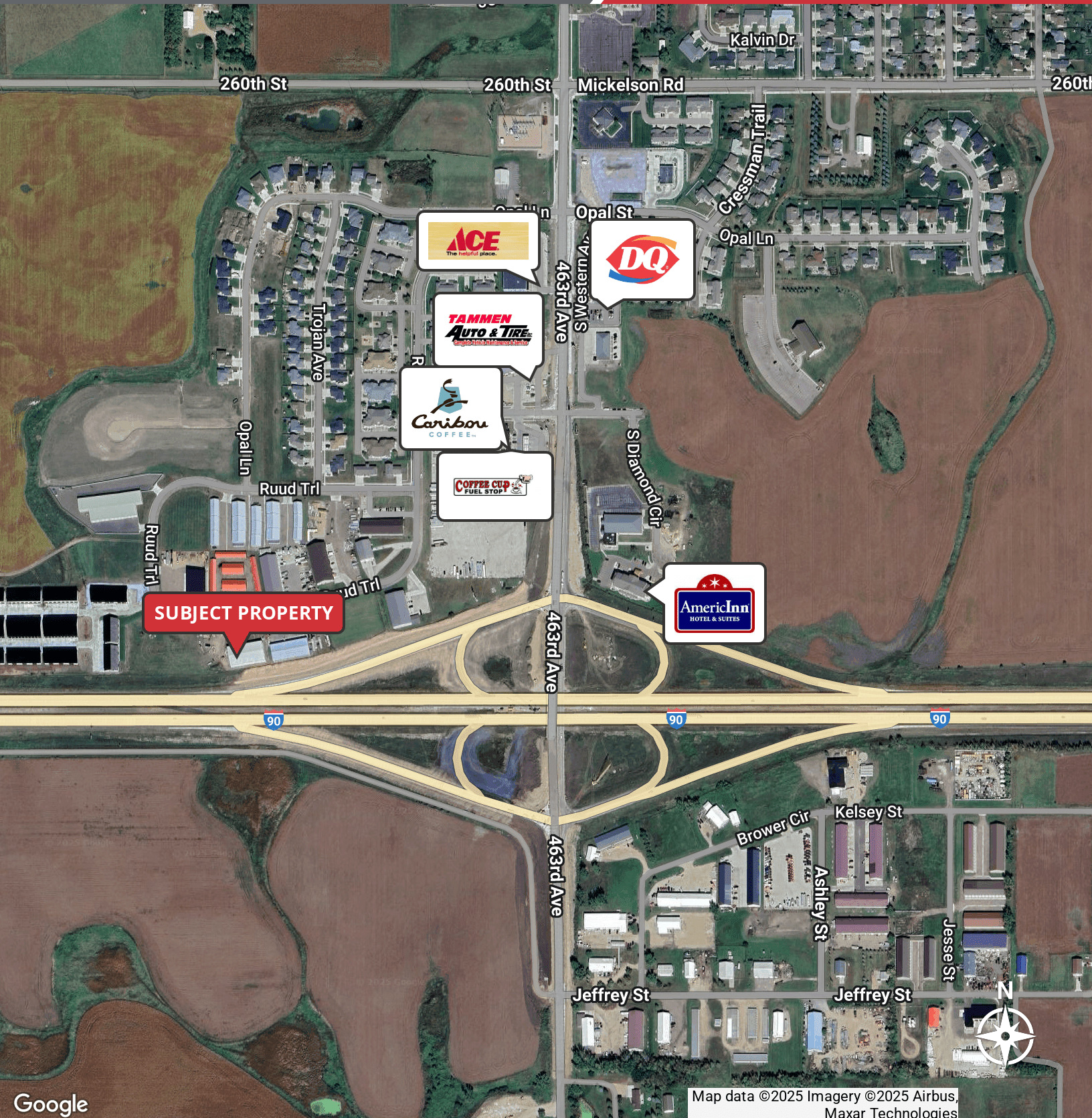
Industrial Property



LOCATION MAP

1095 RUUD TRAIL
Hartford, SD 57033

FOR LEASE
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Google

Map data ©2025 Imagery ©2025 Airbus,
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