



## 308 N. Heritage Road - East Building Brandon, SD 57005

### PROPERTY HIGHLIGHTS

- Industrial warehouse condo available for sale
- 14-ft x 14-ft overhead door w/ opener & keypad
- 16-ft ceiling height
- Metal panel interior, LED lighting, and 100 amp electrical panel, unit heater and radiant ready floor, floor drain and water spigot
- Restroom rough-in
- Condominium Ownership Association in place
- Contact broker for additional info
- Additional information on next page

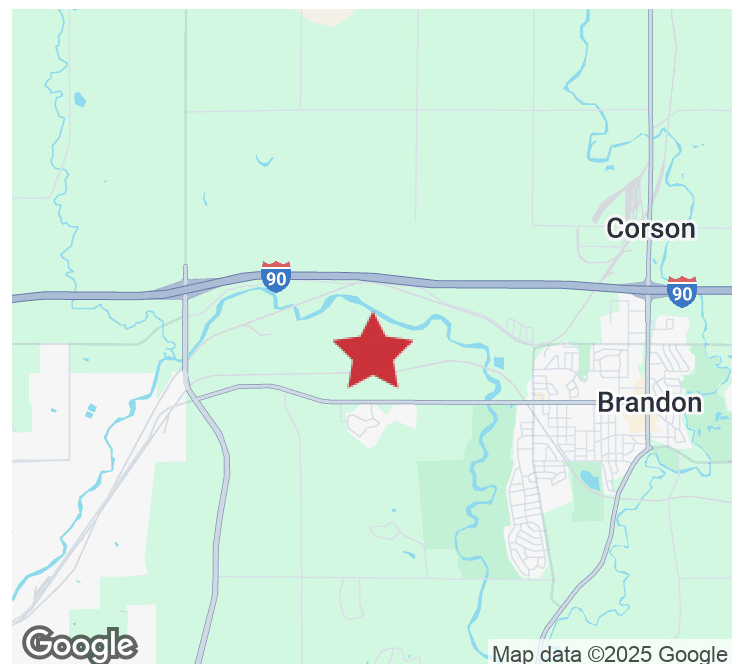
### LOCATION DESCRIPTION

Located in Encore Park west of Brandon, SD

Area neighbors include Thermo Bond, Bill's and Brandon Water Softener Service, Sioux Valley Energy, Kwik Star

5 minute drive from I-90 at Veterans Parkway

East Bldg Suite Sale Price	<b>\$199,888</b>
Suite Size	<b>1,920 SF (32'X60')</b>



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# CUSTOMIZE YOUR SPACE

308 N. HERITAGE ROAD - EAST BUILDING  
Brandon, SD 57005

FOR SALE

Industrial Suite

## OFFICE/RESTROOM BUILD SPECS 1,920 SF SHOP UNIT

- Sheetrocked interior walls, ribbed steel exterior
- Insulated walls and ceilings
- Painted steel door
- Satin nickel doorknobs and deadbolt
- Electrical wiring to code
- Flush mount LED light fixtures
- 7000 BTU PTAC heating and cooling unit
- Orange peel texture
- 1 stock paint color
- Toilet
- Wall Mounted Sink
- 40 Gallon Water Heater
- 1 towel ring and paper holder

**Package Price \$28,200**

## AVAILABLE OFFICE/BATHROOM UPGRADES

- Pre-painted Steel Door - \$350 Each
- Industrial Lever Door Closures - \$175 Each
- Additional Outlets - \$275 Each
- Data Drop - \$640
- Urinal - \$1,700
- Floor Heat Boiler, Manifold & Venting - \$7,000
- Tankless Water Heater - \$3,800 (or \$2,060 Upgrade over 40-Gallon WH)
- 54" White Ceiling Fan - \$950
- 72" Big Ass Ceiling Fan - \$4,300
- 84" Big Ass Ceiling Fan - \$4,800
- Additional 4 Gang Outlet - \$350
- Resin Utility Sink - \$475
- Sand Oil Separator - \$6,100
- Epoxy Flooring 1,920 SF Unit - \$12,800

## COSTS

### Association Dues

- \$160.00 per month

### Taxes

- 1,920 SF Unit: Estimated at \$2,400 per year

### Insurance

- Contact agent for more details. As low as \$1,000 per year (\$83/mo) based on the value of the contents of the unit. Items that are not insured as part of the unit are cars, boats, and any other high value items.

## UTILITIES

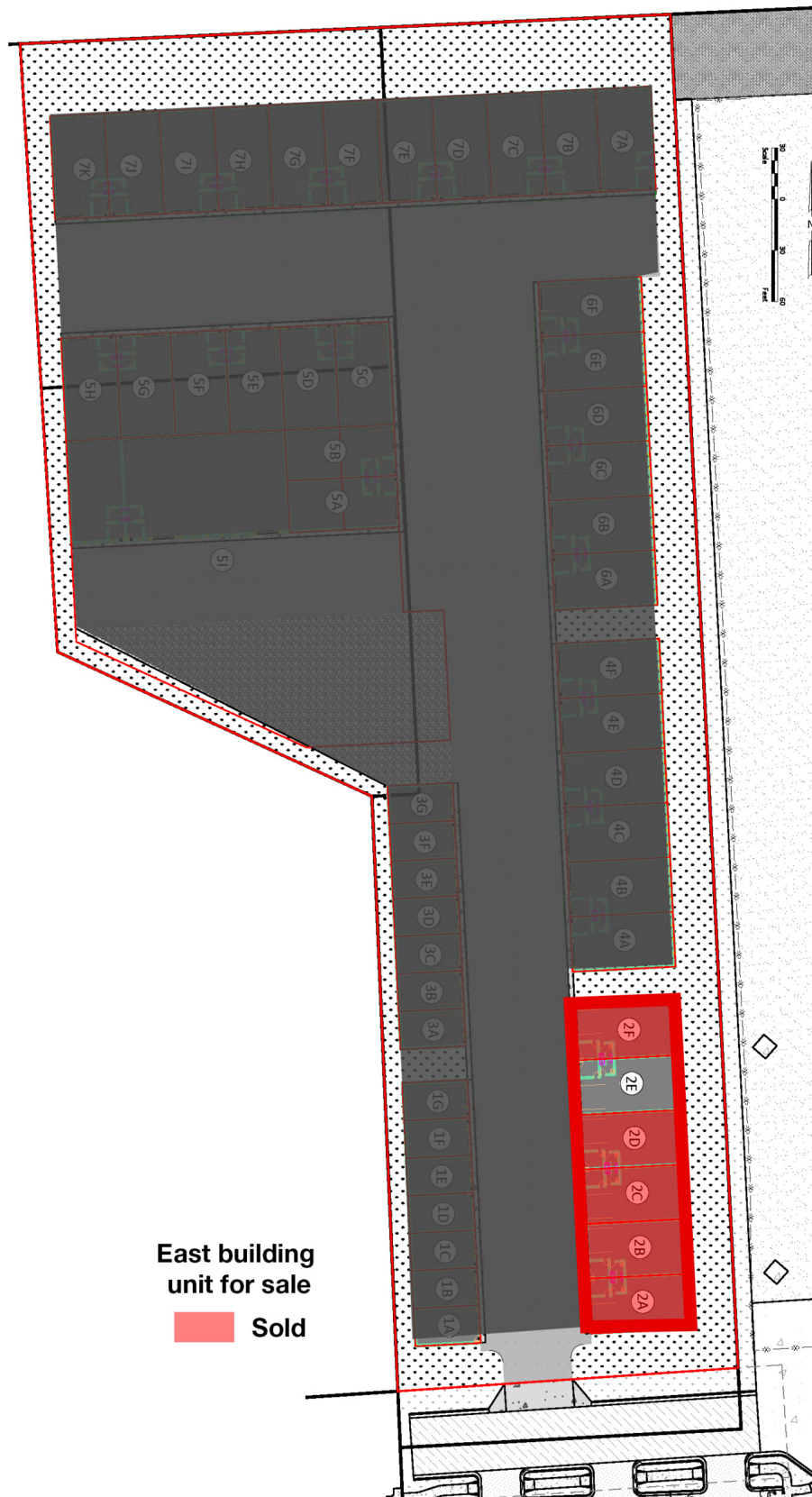
- **Water/Sewer:** City of Brandon
- **Electrical:** Sioux Valley Energy
- **Gas:** MidAmerican
- **Telecom:** Alliance Communications

# SITE PLAN

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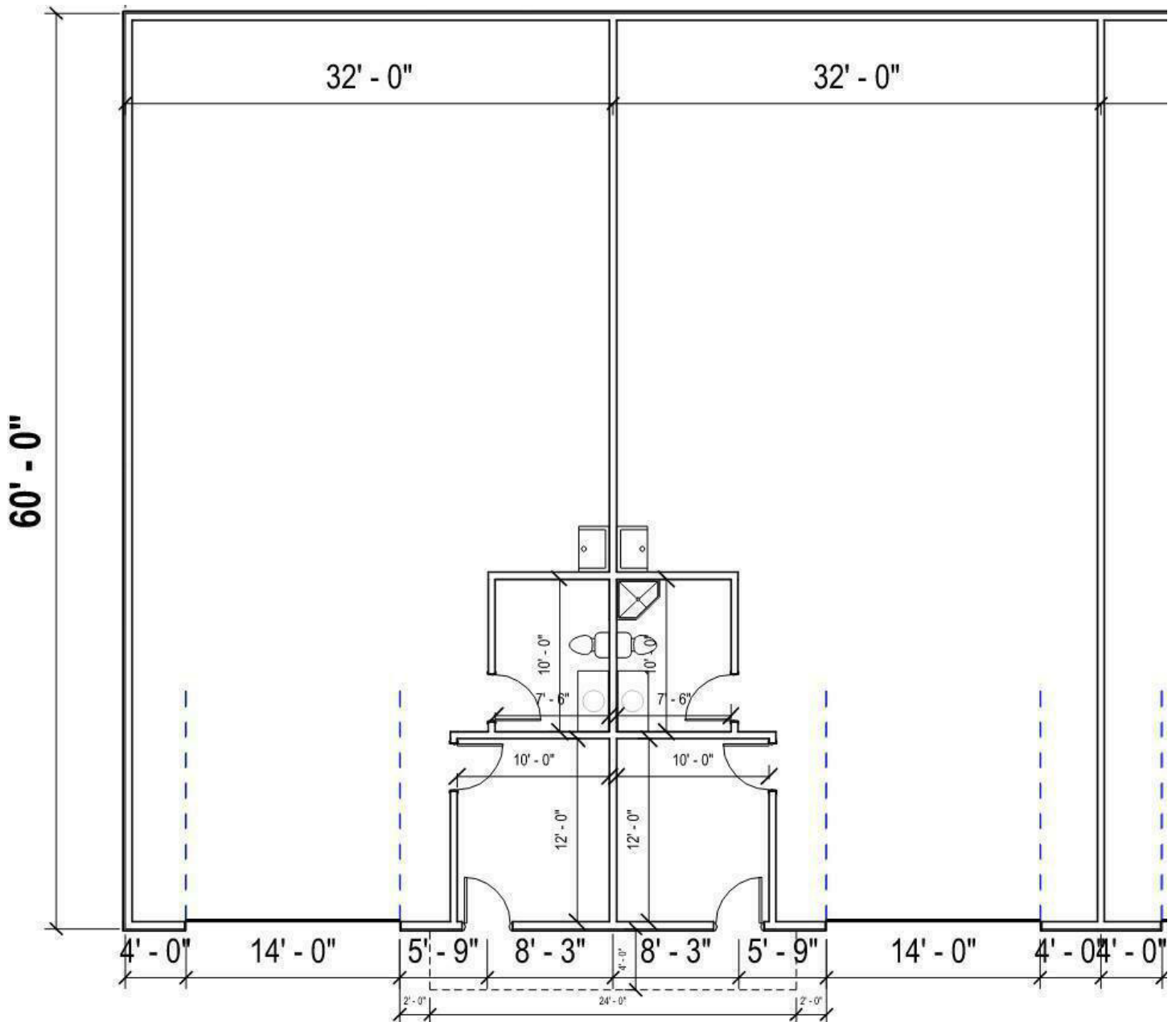


# FLOOR PLAN

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FOR SALE

Industrial Suite



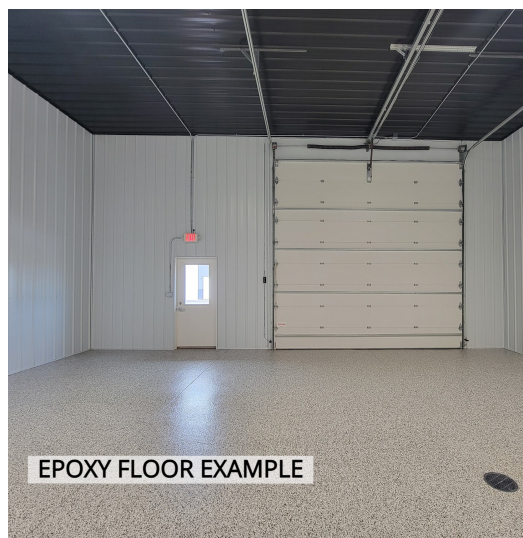


# PHOTOS

308 N. HERITAGE ROAD - EAST BUILDING  
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## FOR SALE

Industrial Suite



EPOXY FLOOR EXAMPLE

EPOXY FLOOR EXAMPLE

EPOXY FLOOR EXAMPLE



# AERIAL

308 N. HERITAGE ROAD - EAST BUILDING  
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Technologies, USDA/FPAC/GEO

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