

308 N. Heritage Road - Unit 2D

Brandon, SD 57005

PROPERTY HIGHLIGHTS

- Industrial warehouse condo available for sale
- Currently leased through October 31, 2026
- Monthly Rent: \$2,000/month Gross Lease + \$160 COA fee
- Owner Expenses: Gas and electric
- 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

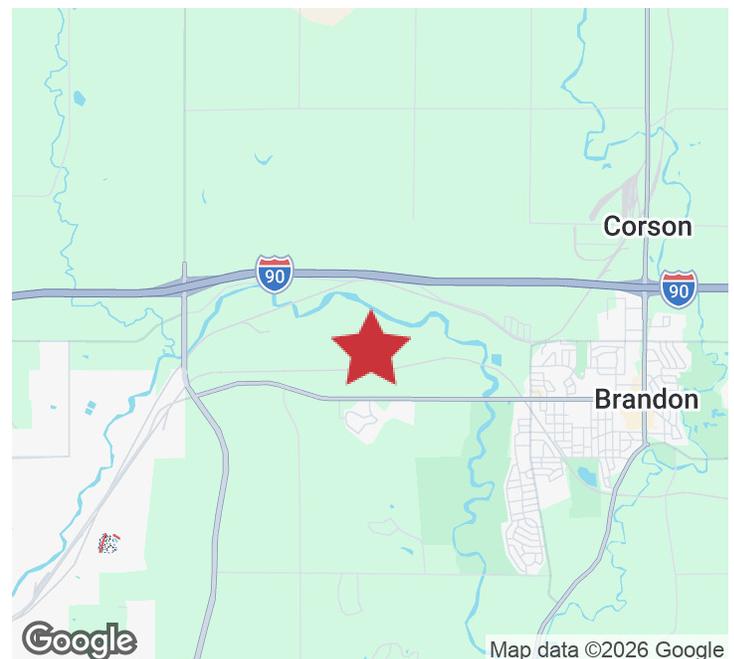
LOCATION DESCRIPTION

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	\$210,000
Suite Size	1,920 SF (32'X60')



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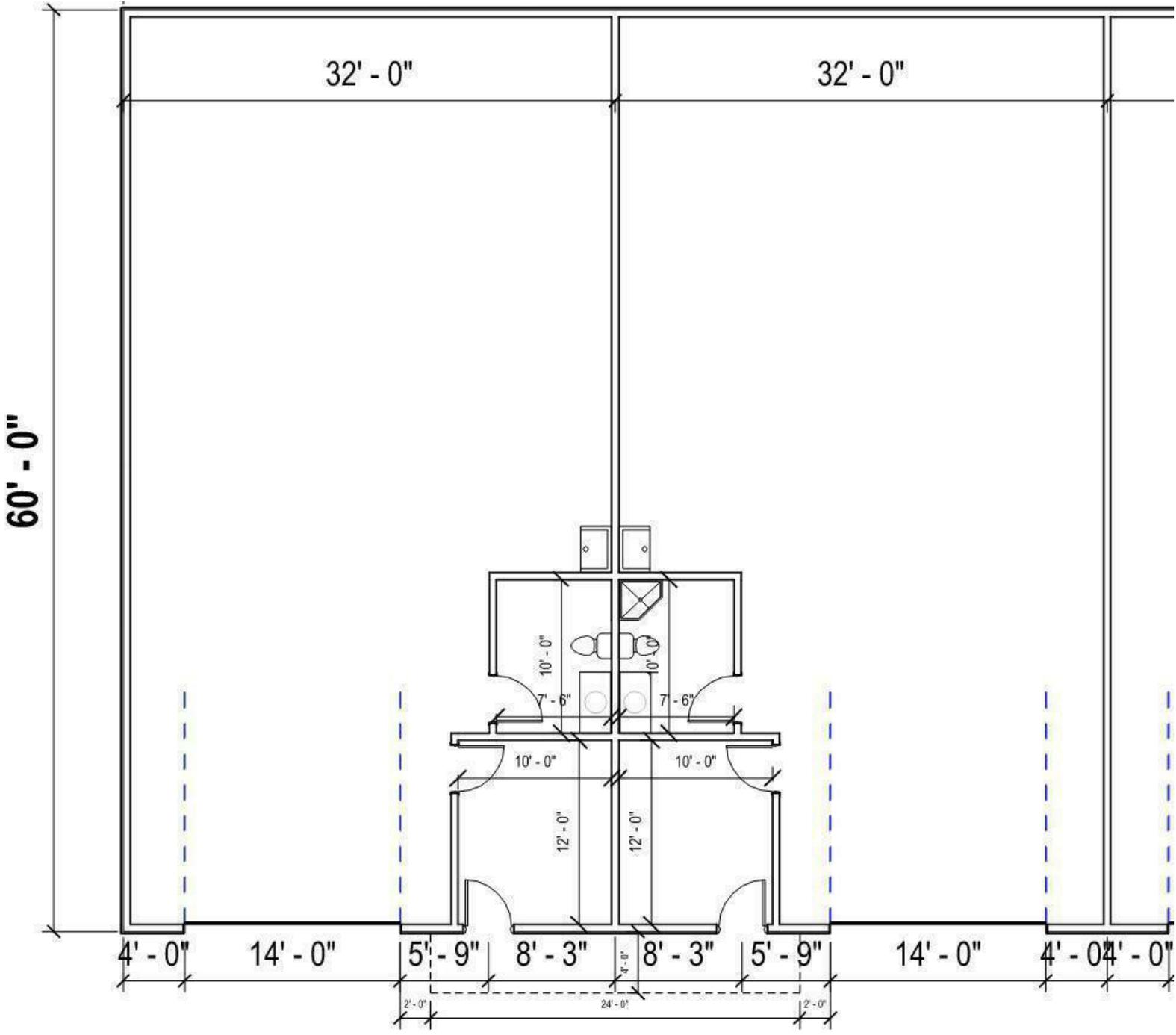
2500 W. 49th St. Suite 100
Sioux Falls, SD 57105
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FLOOR PLAN

308 N. HERITAGE ROAD - UNIT 2D
Brandon, SD 57005

FOR SALE

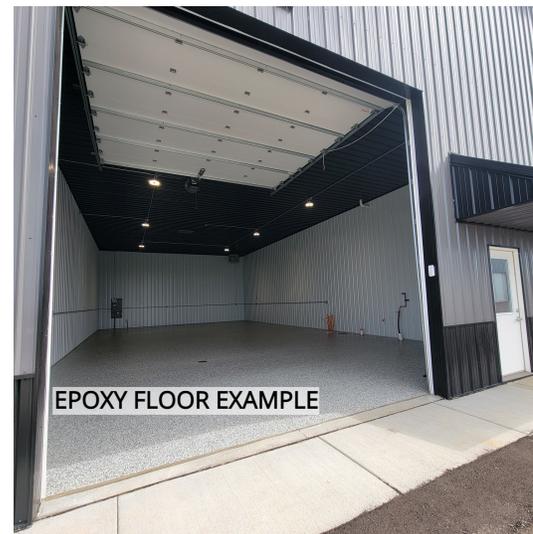
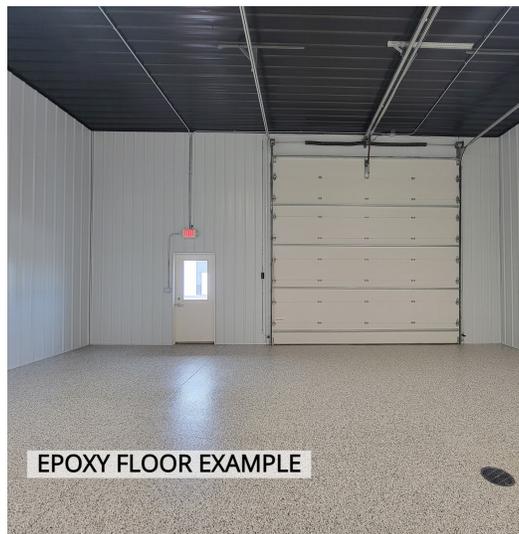
Industrial Suite



PHOTOS

308 N. HERITAGE ROAD - UNIT 2D
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FOR SALE
Industrial Suite



EPOXY FLOOR EXAMPLE

EPOXY FLOOR EXAMPLE

EPOXY FLOOR EXAMPLE

AERIAL

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Brandon, SD 57005

FOR SALE
Industrial Suite



Google

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