

FOR LEASE



TEA FLEX SPACE

WAREHOUSE AND OFFICE SPACE

Bender
COMMERCIAL



**451 EAST 1ST STREET
TEA, SD**



**21,076 SF
SUBDIVIDABLE**



**\$4.95/SF NNN
EST NNN: \$2.04/SF
(UTILITIES INCLUDED)**

- West building (11,400 SF) has 16' to 22' clear height, 3 Phase power, forced air heat in front portion of building and radiant heat in back portion, and one (1) 16' high by 14' wide overhead door.
- Middle warehouse (5,500 SF) has two (2) 8' dock doors, one (1) 14' overhead door, radiant heat, mezzanine office area, and breakroom.
- East building (4,176 SF) has a small office area, 10' to 12' sidewall height, 16' clear height, and 7' overhead door.
- Spaces can be leased together or separately.
- Convenient location along main thoroughfare in Tea.
- Easy access to Heritage Parkway and Interstate 29. Close proximity to future South Veterans Parkway as well.

ROB FAGNAN, SIOR | rob@benderco.com | 605-521-5444



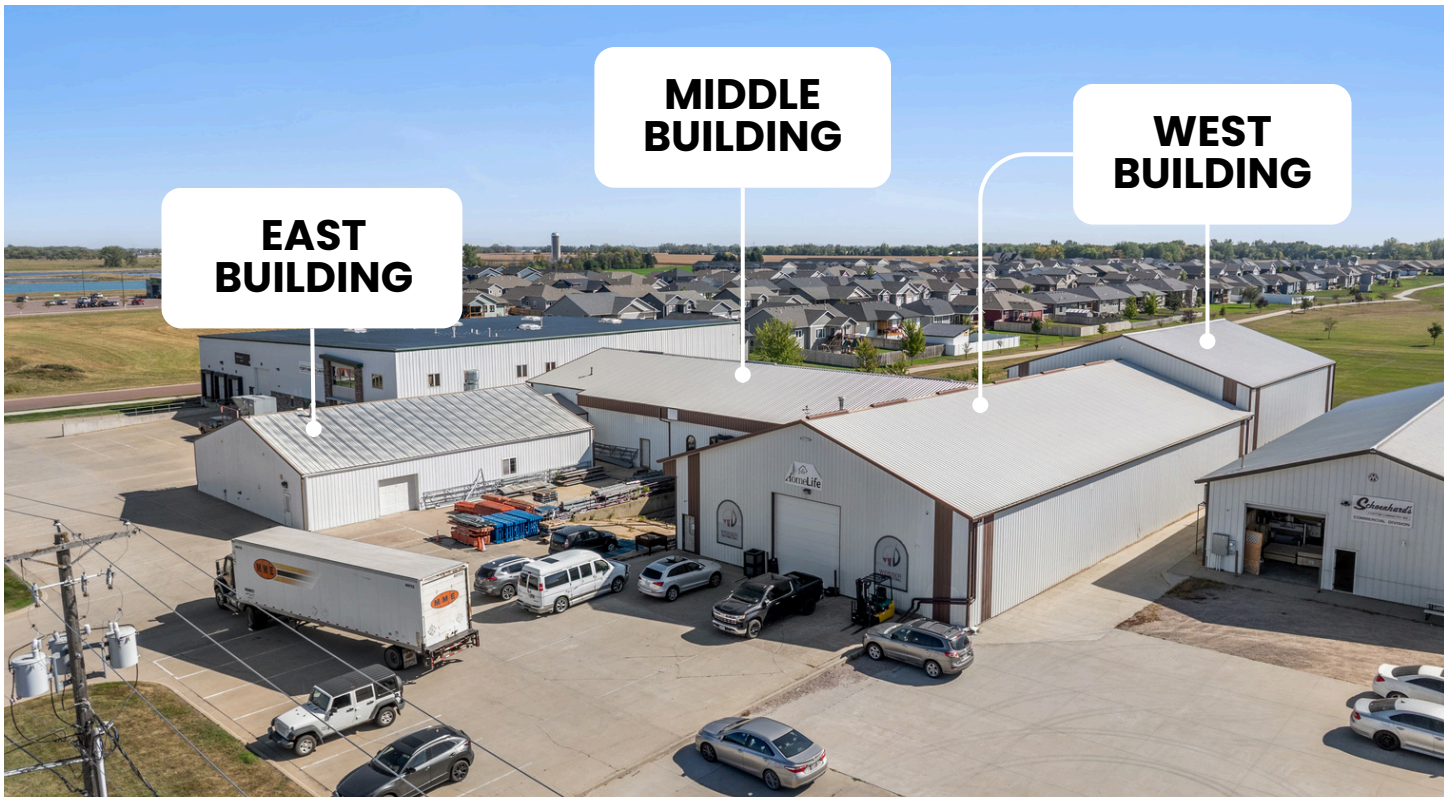
Bender Commercial Real Estate Services | 305 West 57th Street, Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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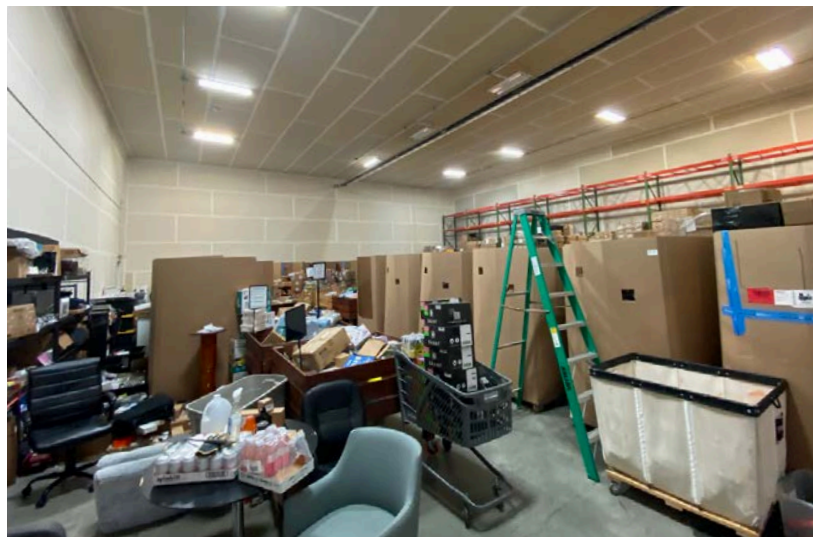
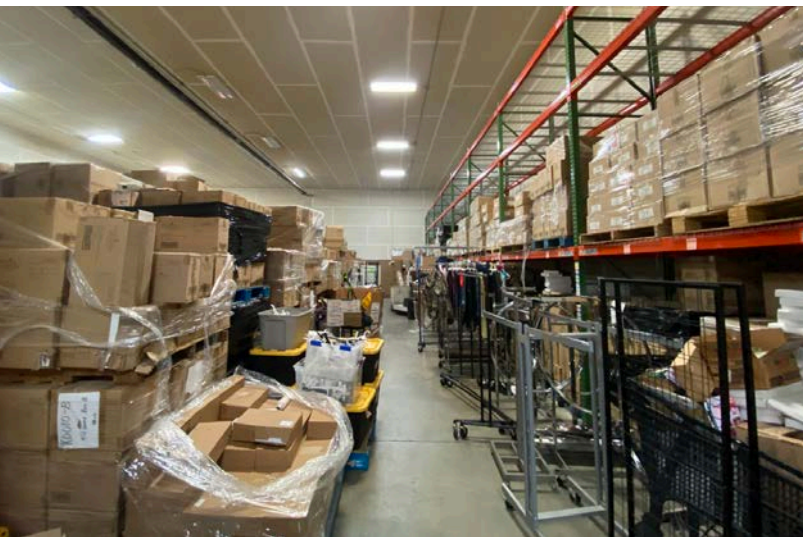
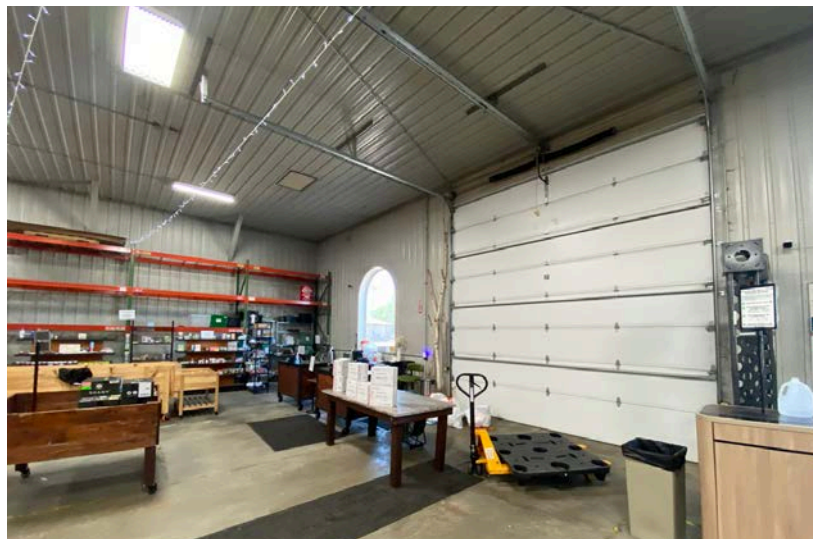
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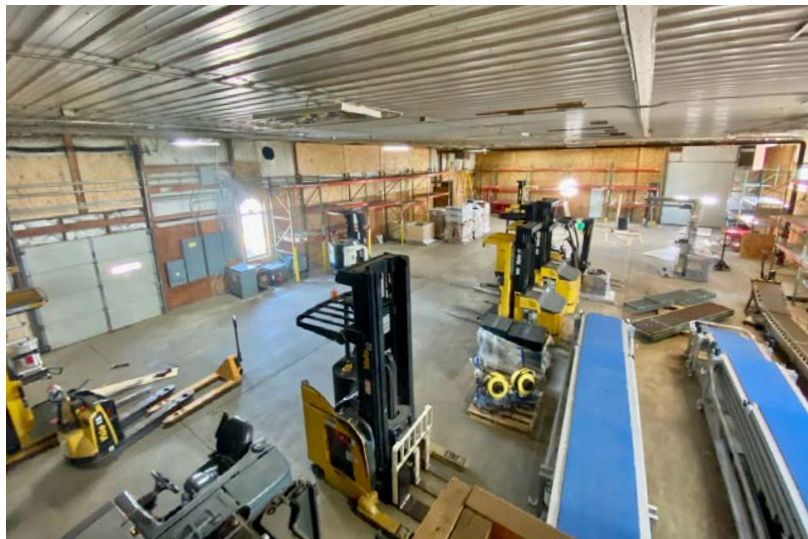
WEST BUILDING



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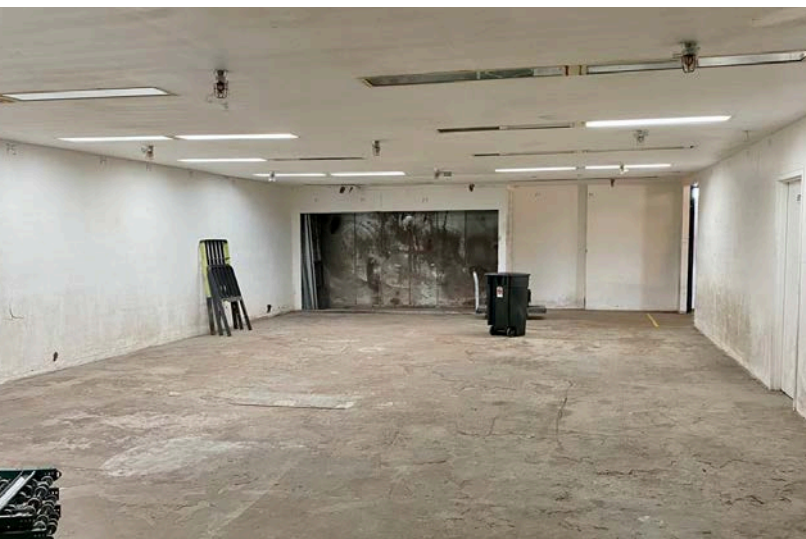
MIDDLE BUILDING



TEA FLEX SPACE



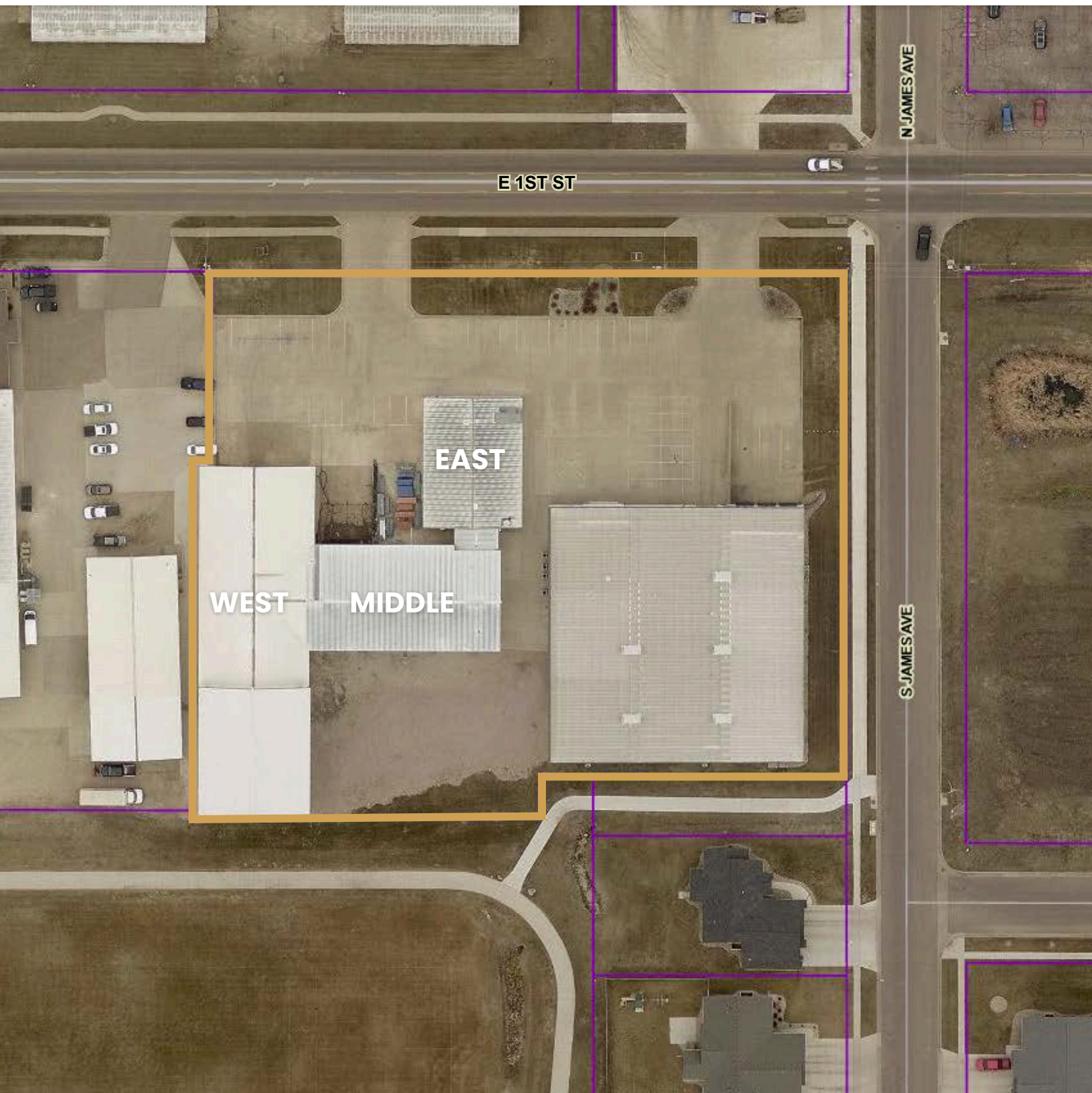
EAST BUILDING



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