



FOR SALE

Turnkey Manufacturing & Distribution Center

100 Quality Park Drive, Beresford, SD



Incredible opportunity to purchase a recently renovated, turnkey manufacturing and distribution center in Beresford, SD, just east of I-29 at the HWY-47 exit. The location provides access to major north-south and east-west transportation routes. This Class A, fully-temperature controlled facility spans across four connected buildings on 7.8 acres with excellent interstate frontage. The property underwent a full renovation in 2024 to include new roofing, HVAC, LED lighting, and significant interior upgrades. It's also surrounded by major employers Slumberland Furniture, Showplace Cabinetry, and Sioux Corporation to support a strong business network. Located just 35 miles south of Sioux Falls, SD, and 52 miles north of Sioux City, IA, Beresford provides an ideal setting for regional or national distribution operations.

- QUICK FACTS
- **Address:**
100 Quality Park Drive, Beresford, SD 57004
 - **Pricing:**
\$11,960,000
 - **Price / SF:**
\$91.94
 - **Total Available Space (GBA/RSF):**
130,080 SF +/- (room to expand to the east)
 - **Building A/B/C Size:**
70,000 SF +/-
 - **Building D Size:**
58,080 SF +/-
 - **Office Size:**
2,000 SF +/-
 - **Site Size:**
7.80 Acres +/-
 - **Taxes:**
\$45,305.92 (2024 Payable in 2025)
 - **Zoning:**
L-1 Light Industrial
 - **Parking:**
Ample surface parking spaces with room to expand
 - **Year Built/Updates:**
1996 / 2024 (full renovation)

- KEY PROPERTY NOTES
- Significant renovations in 2023/24 provides a Class A facility
 - Fully temperature controlled buildings/new HVAC throughout
 - Power: 3 Phase | 480 throughout. Buildings A-B: 2000 AMP | Building C: 800 AMP | Building D: 800 AMP
 - 100% fire suppression coverage
 - Full metal buildings; building D connected via a 30' link
 - Pylon signage with I-29 visibility
 - Outdoor covered picnic area
 - 11 dock-high doors
 - 4 drive-thru doors
 - Multiple entrances to each building
 - New Standing Seam 20-year roofing on buildings A, B, & C
 - Newly painted exterior in 2023/2024
 - All new gutters and downspouts
 - All new exterior doors & OH doors
 - New exterior concrete on the south side of buildings A, B, & C
 - New exterior concrete on the north side of buildings A & B
 - All new interior renovations on buildings A, B, & C, including new liner panel, spray foam installation, painting, and new restrooms in building B
 - Key fob access throughout
 - All new LED lighting in Buildings A, B, & C
 - Sidewall heights: 20' in production buildings (A-C); 38' in warehouse (D)

OFFICE - 2,000 SF

- 5 private offices, conference room, M/W restrooms, IT room, kitchenette - all newly constructed in 2024
- Private entrance with key fob access
- Direct access to warehouse area
- All new doors, restrooms fixtures, counter tops, flooring, carpet, paint, ceiling, lighting, & HVAC

BUILDING A/B/C - 70,000 SF

- 202' x 355'
- Office, M/W restrooms, utility room, electrical room, tornado shelter
- Emergency eye wash shower
- Building A - 2 drive-through doors 18'W x 16'H, with garage door openers
- Building B - 2 dock-high doors w/ lifts 8'W x 9'H
- Building C - 2 drive-through doors 18'W x 16'H, with garage door openers
- 20' sidewalls
- Buildings A & B: 3 Phase | 480 | 2000 AMP service
- Building C: 3 Phase | 480 | 800 AMP service

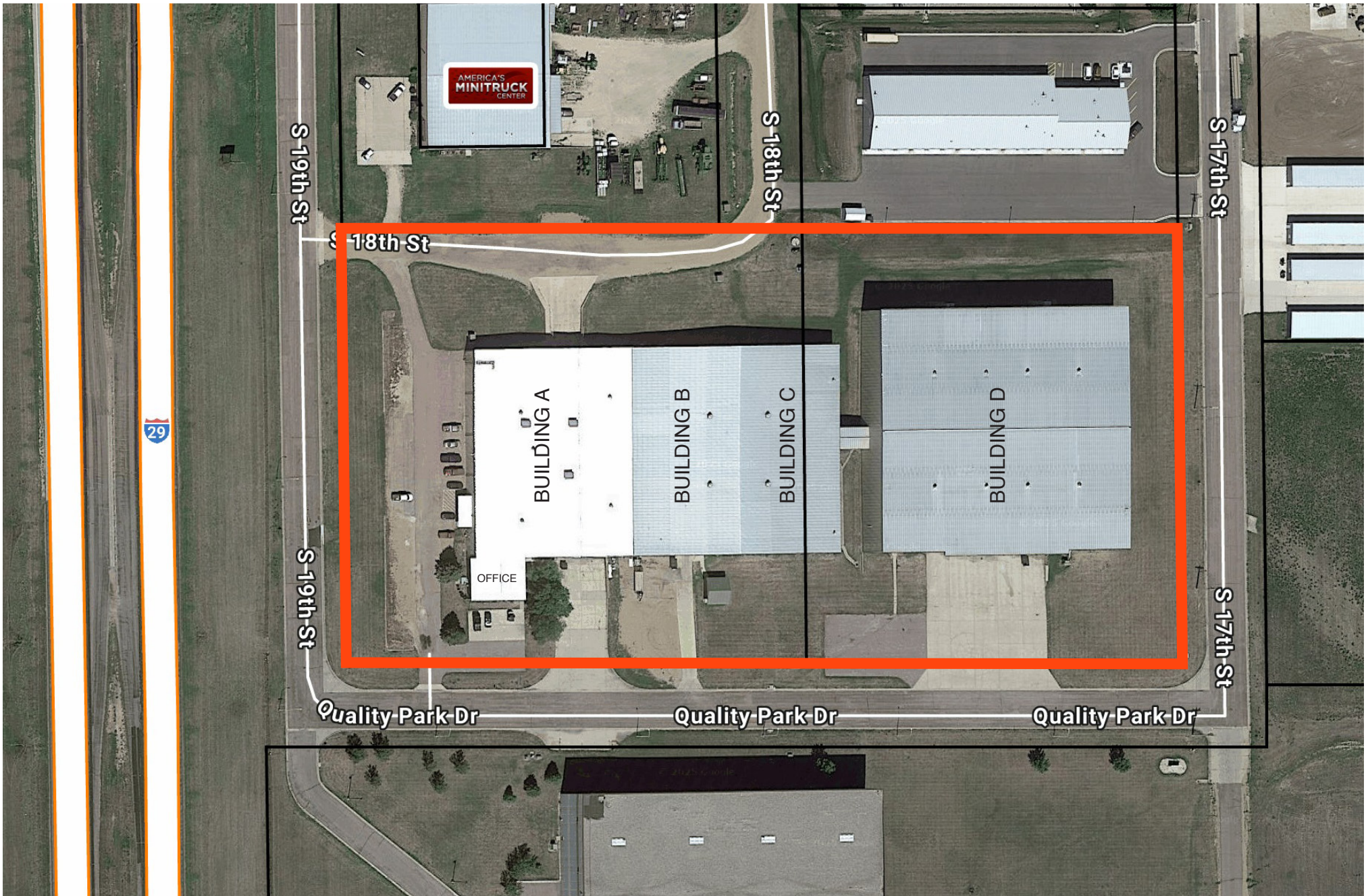
BUILDING D - 58,080 SF

- 240' x 242'
- 5,000 pallet spaces
- Office and restrooms (M/W)
- 38' sidewalls
- 40' gable height
- 3 Phase: 480 | 800 AMP service
- 7 - dock high doors w/ lifts 8'Wx10'H
- 1 - dock high garbage door 5'Wx8'H
- 1 - dock high door w/ lifts 8'Wx12'H
- In rack fire suppression coverage
- Note: racking sold separately

UTILITY PROVIDERS:

- Electric/Water/Sewer/Garbage - City of Beresford
- Natural Gas - MidAmerican Energy/Heartland Energy

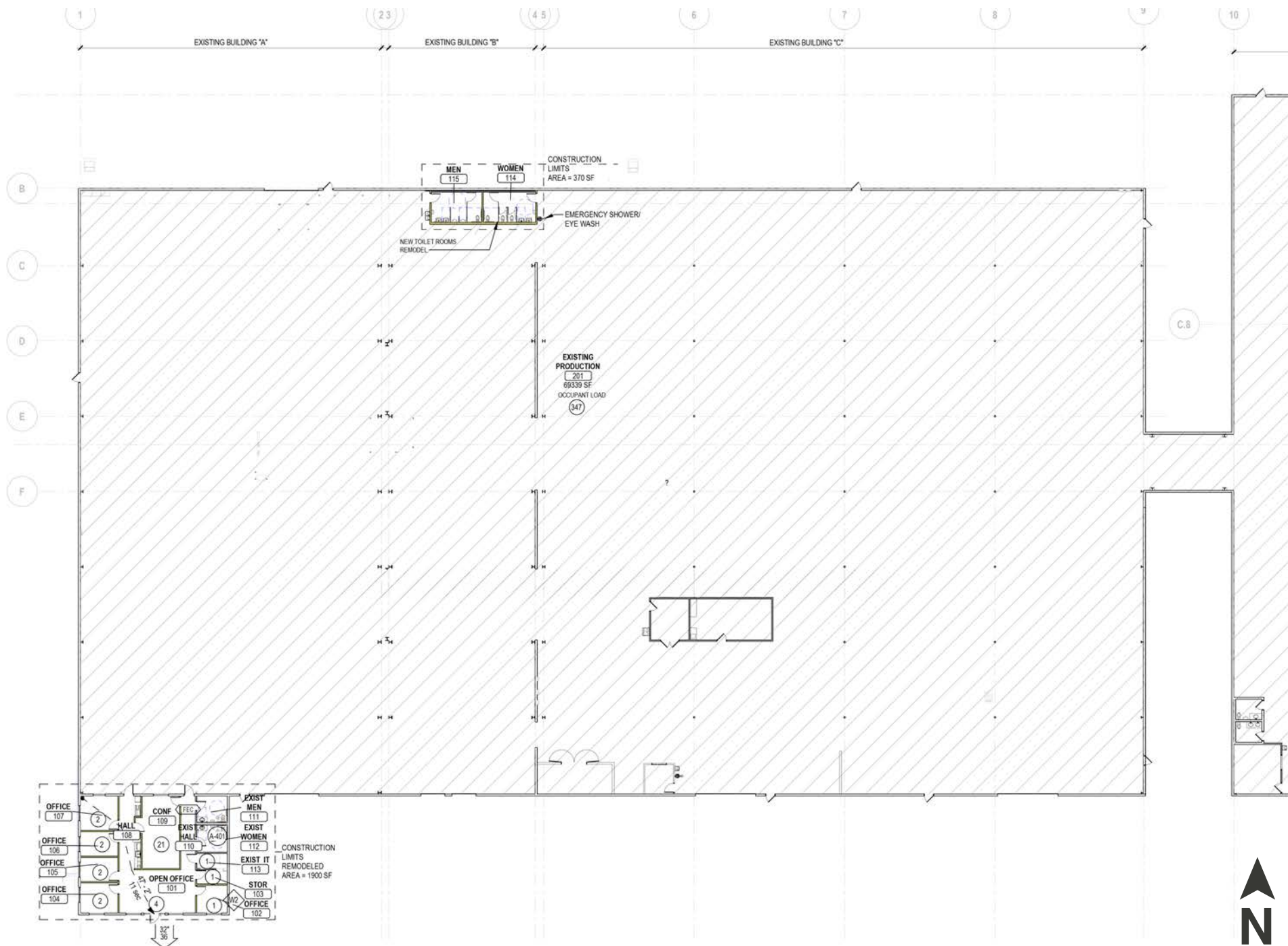


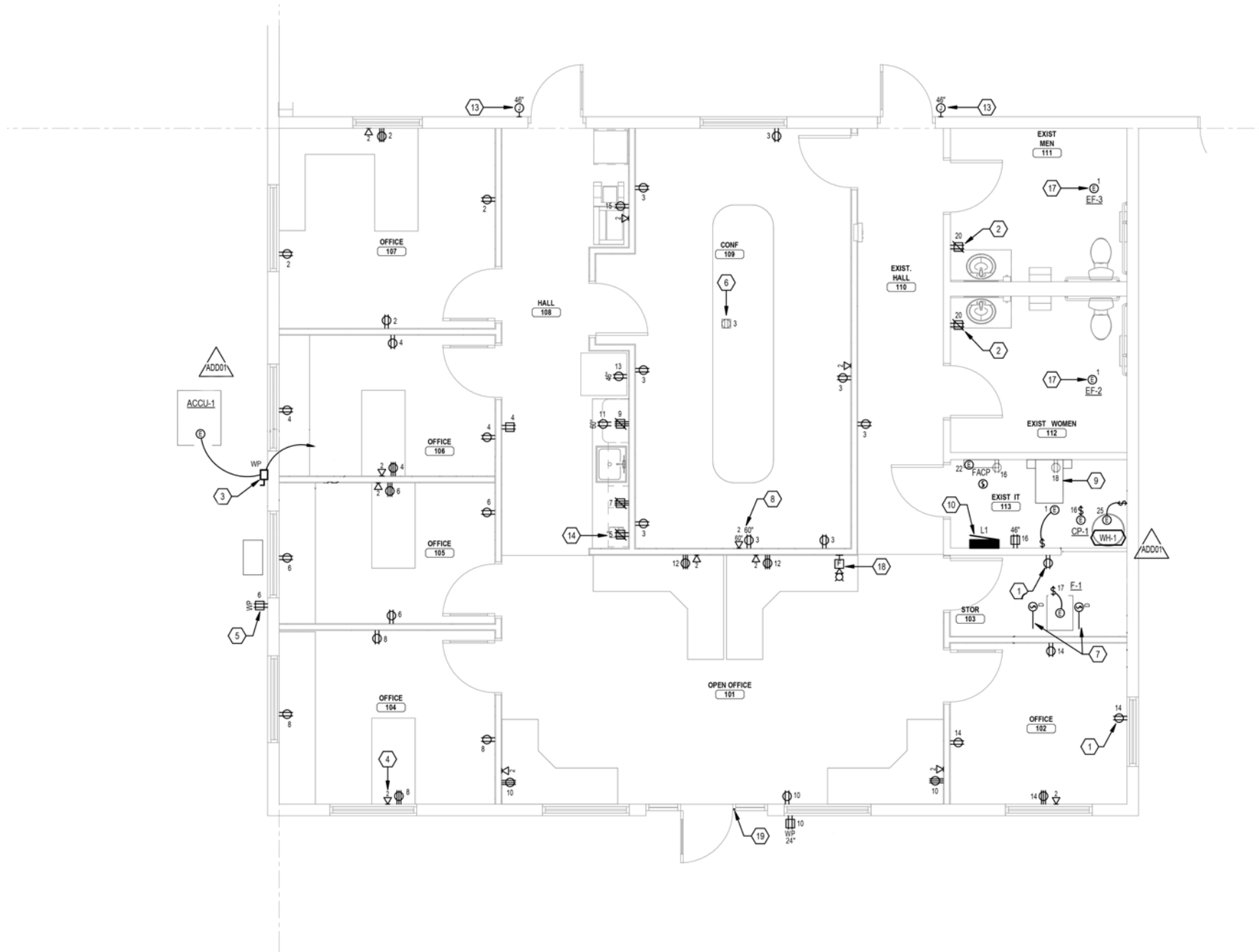








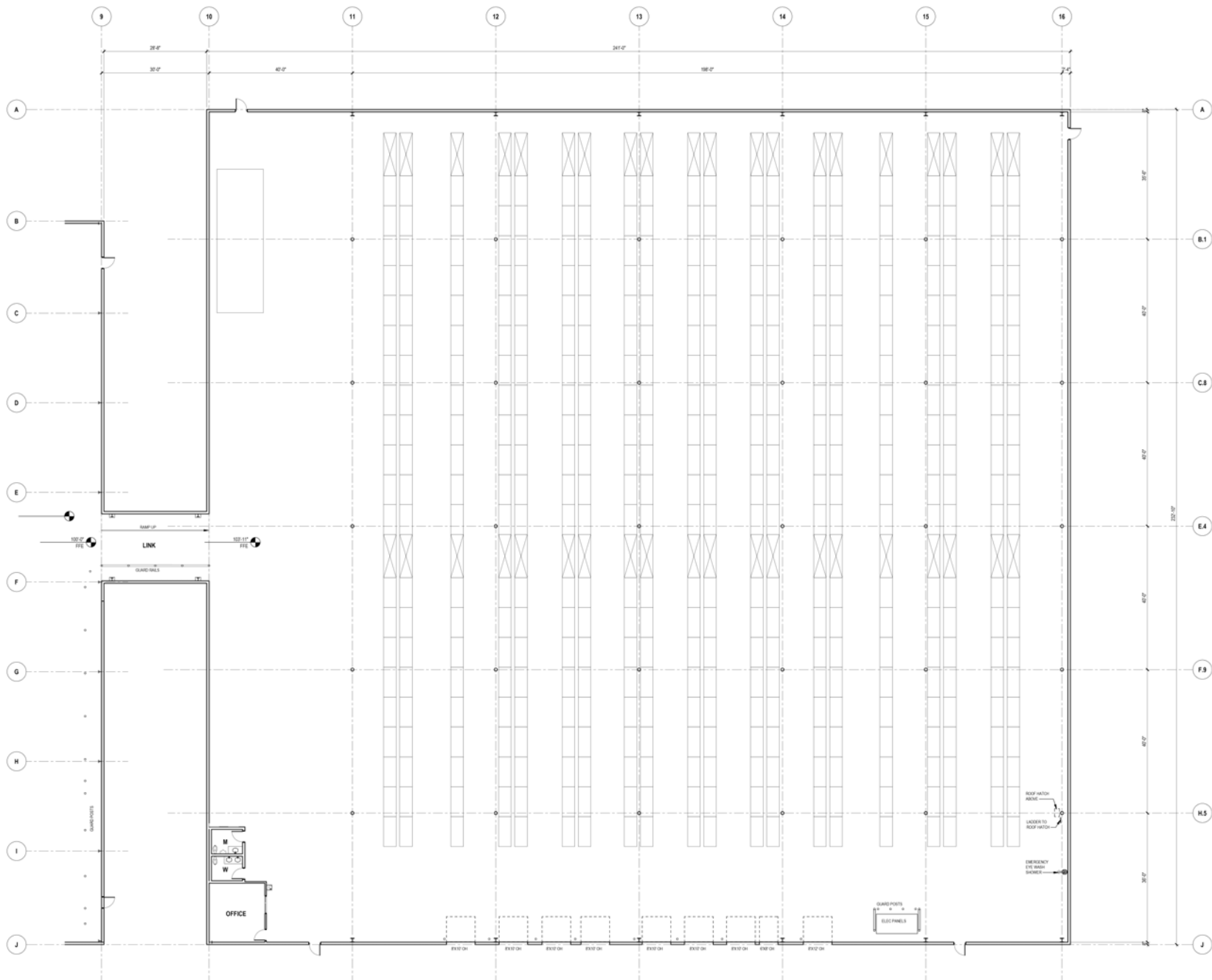


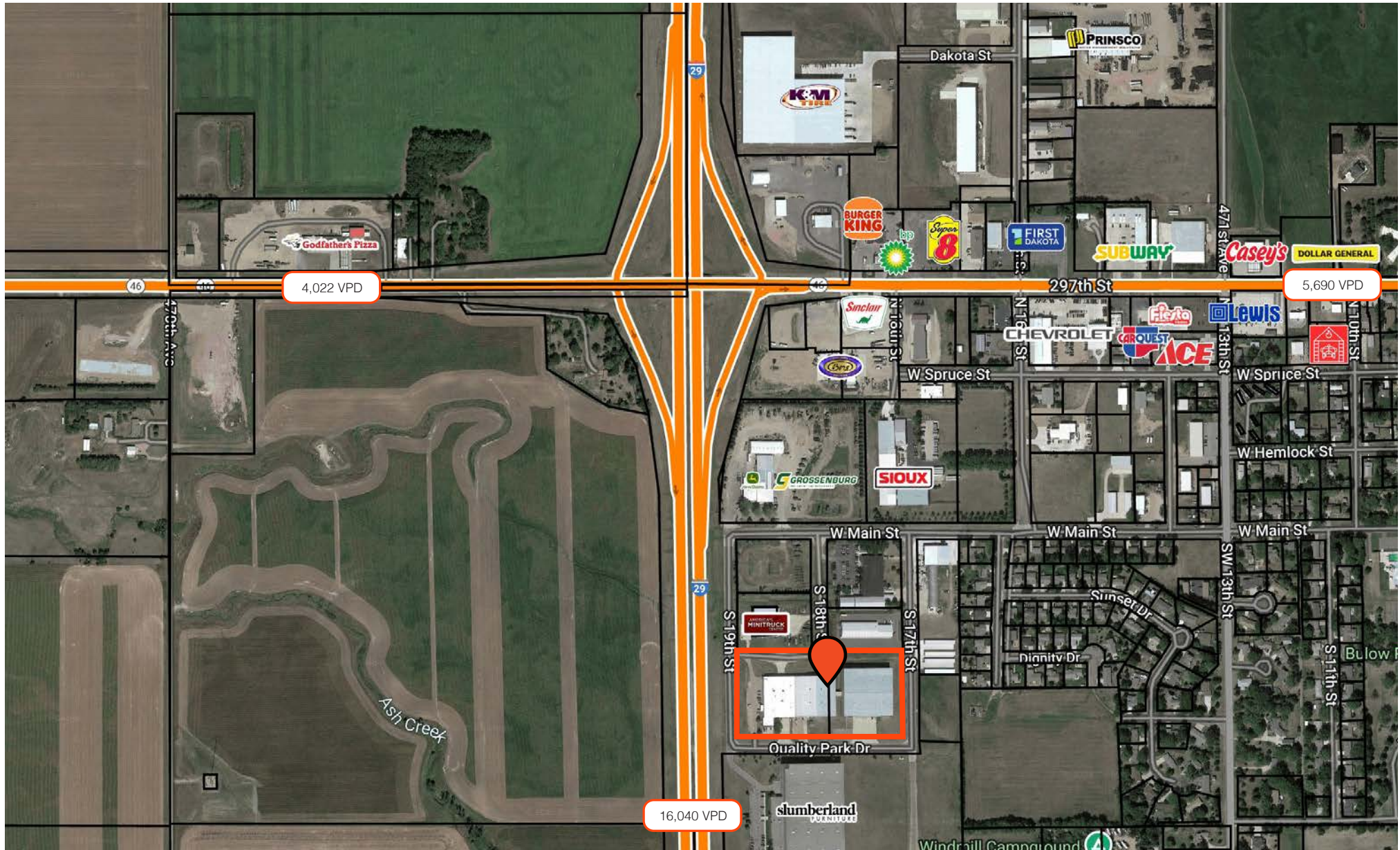


OFFICE FLOOR PLAN



TURNKEY MANUFACTURING & DISTRIBUTION CENTER FOR SALE | BERESFORD, SD

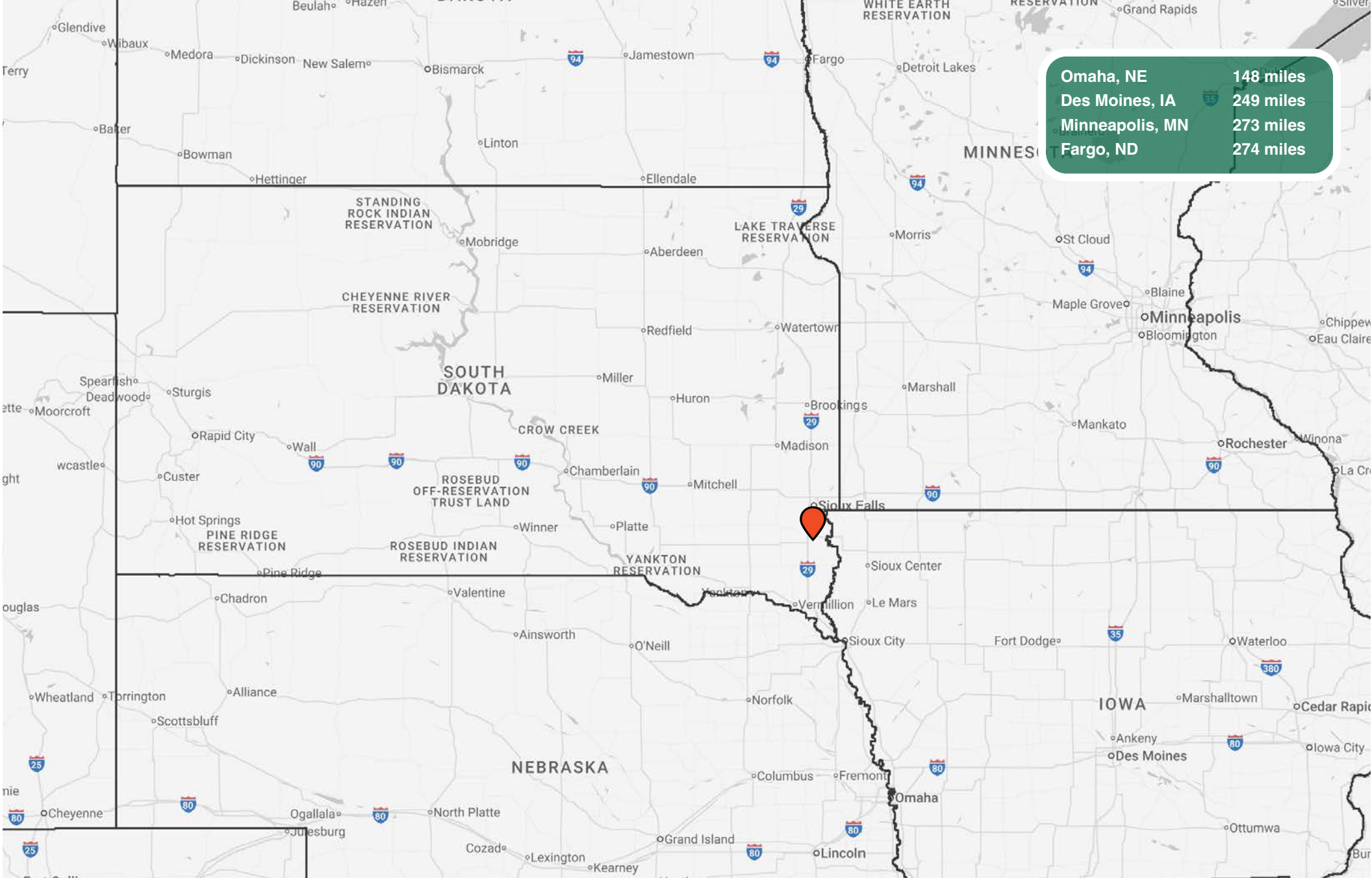




SITE MAP



*combined student count between elementary, middle, & high school



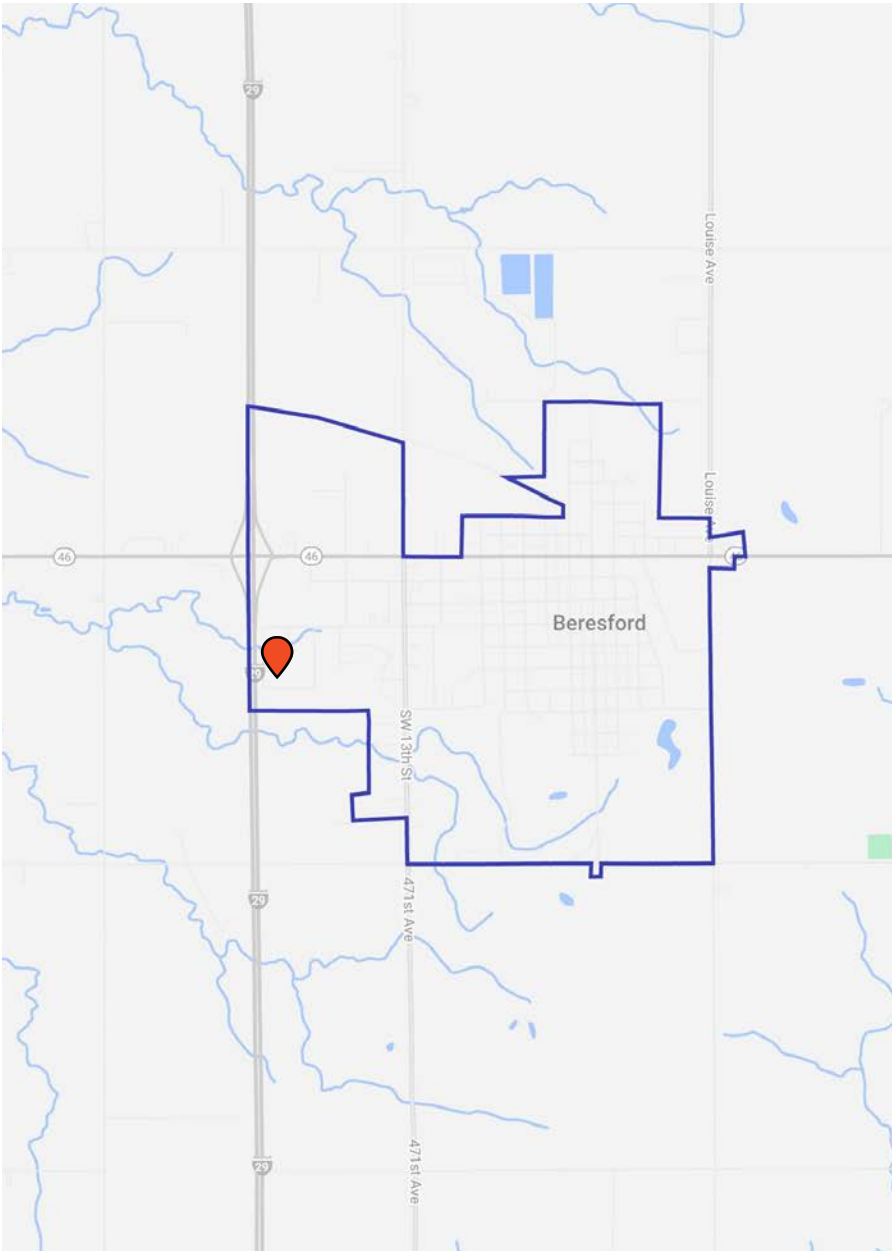
Beresford, South Dakota, offers a strategic location for industrial and logistics users with direct access to Interstate 29 at Exit 47. Positioned roughly halfway between Sioux Falls and Sioux City, the community provides convenient connectivity to major transportation routes, labor pools, and regional markets across the Upper Midwest.

Its pro-business climate, with no state corporate or personal income tax, no inventory tax, and no inheritance tax, makes it an appealing environment for distribution and manufacturing operations seeking long-term cost efficiency.

Union County maintains a low unemployment rate and a dependable workforce. With the city's industrial corridor along I-29 continuing to attract growth and investment, Beresford combines small-town reliability with the logistical advantages of a prime interstate location.

	3-mile	5-mile	Beresford	
Year	2025		2025	2030
Population	2,612	2,975	2,299	2,464
Daytime Population	2,727	2,931	2,464	-
Median Household Income	\$82,260	\$83,734	\$83,416	\$102,900

TOP EMPLOYERS



ABOUT THE COMMUNITY

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CONTACT INFO



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