



2017 Industrial Street

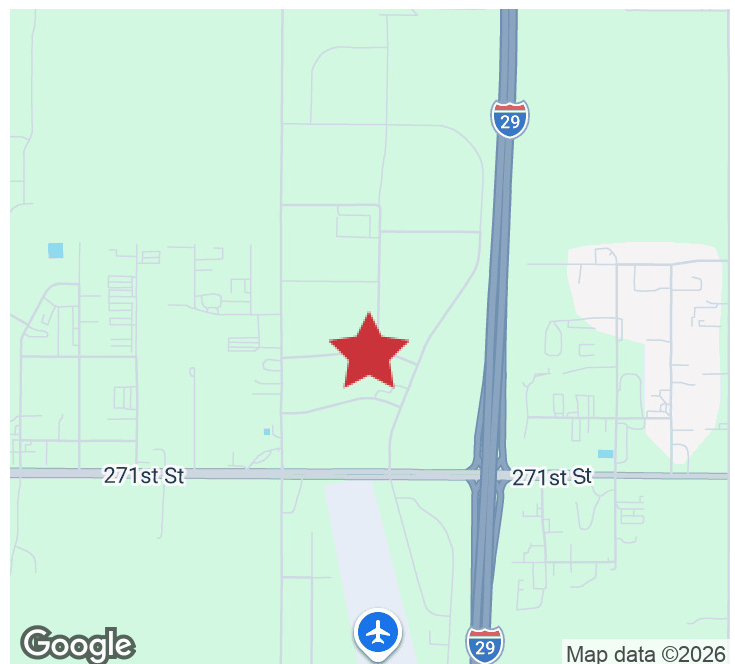
Tea, SD 57064

PROPERTY HIGHLIGHTS

- New construction, industrial/flex building for lease
- Heated shop with hot/cold water and floor drain
- Large fenced-in outdoor storage area
- Each suite includes:
 - 12x12 office with heating and air conditioning
 - Private bathroom
 - Mezzanine storage space
 - One 14x14 overhead door
 - Three 12x14 overhead doors
 - Drive-through access to storage yard
 - Easy access to I-29 / Tea Exit
 - (Interior pictures are shown from similar units)

Building is under construction. Expected occupancy is July 2026.

Lease Rate	\$11 PSF Gross + Utilities
Suites 1 & 2 Available	5,756 SF Each
Building Size	11,512 SF



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SITE PLANS

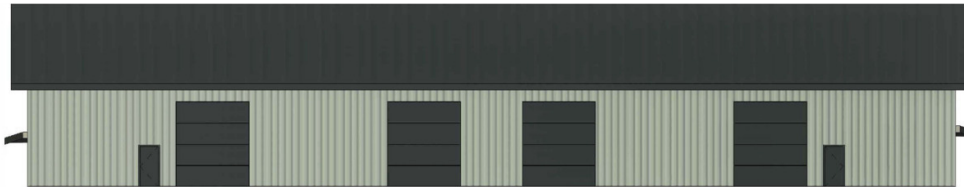
EAST BUILDING

Tea, SD 57064

FOR LEASE
Industrial Property



① Site
1" = 30'-0"



① Building 2 East
1/16" = 1'-0"



③ Building 2 South
1/16" = 1'-0"



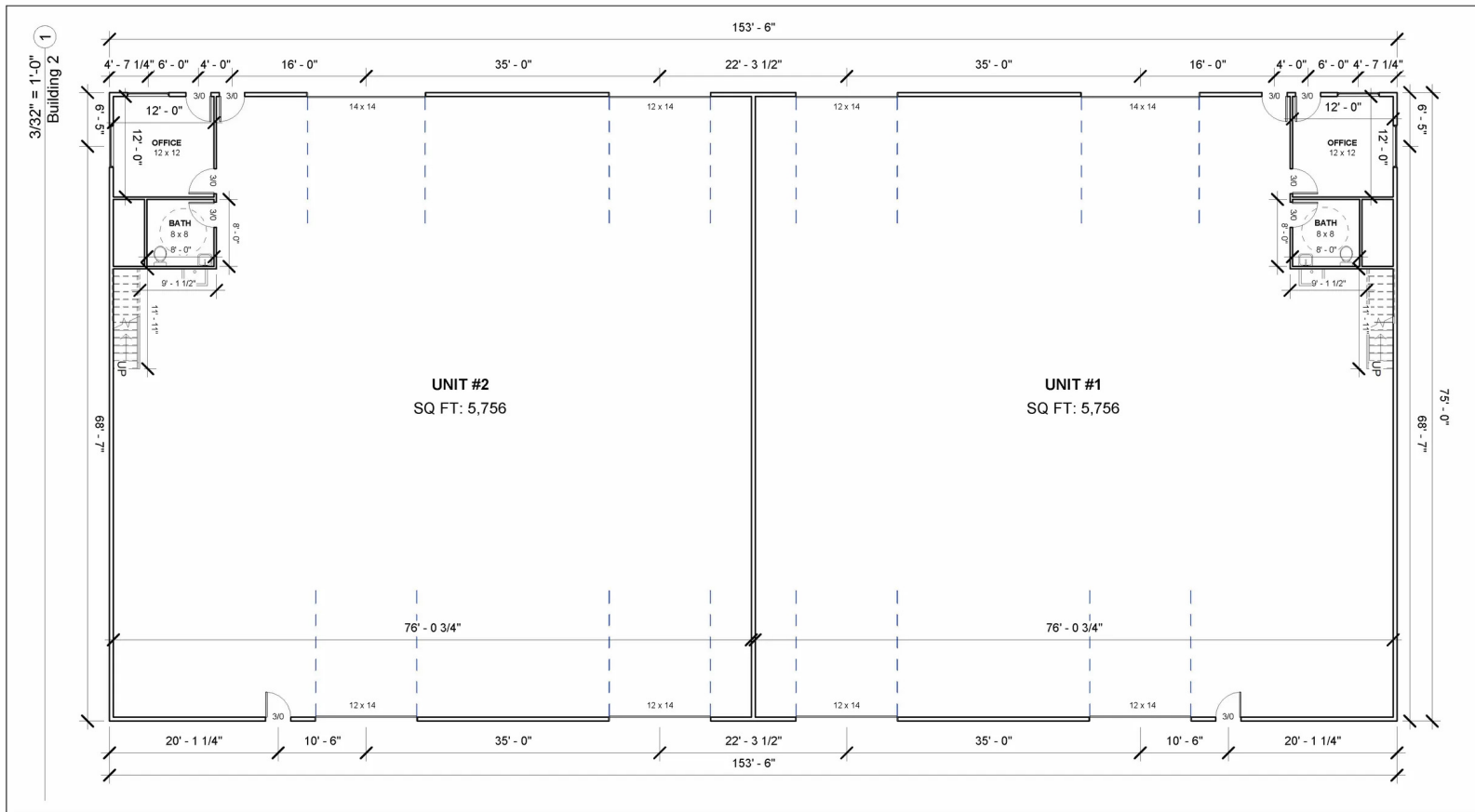
② Building 2 North
1/16" = 1'-0"



④ Building 2 West
1/16" = 1'-0"

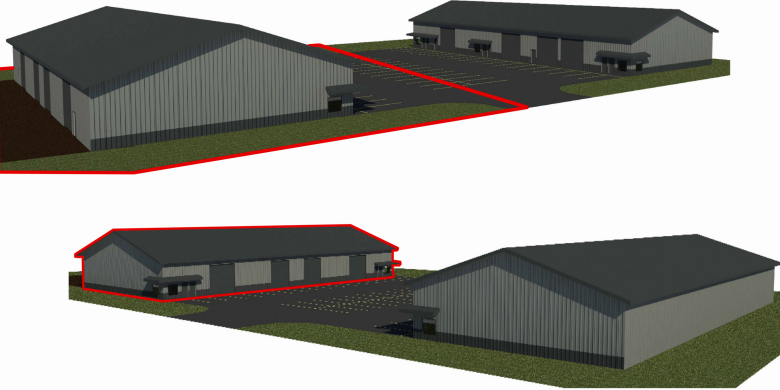
2017 INDUSTRIAL STREET, EAST BUILDING
Tea, SD 57064

FOR LEASE
Industrial Property



PHOTOS
EAST BUILDING
Tea, SD 57064

FOR LEASE
Industrial Property



Interior pictures are shown from similar units.



Interior pictures are shown from similar units.

LOCATION MAP

EAST BUILDING

Tea, SD 57064

FOR LEASE

Industrial Property



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