# NAISioux Falls





#### 1015 N. 9th Avenue Brandon, SD 57005

#### **PROPERTY HIGHLIGHTS**

- 400 amp three phase power
- Two drive-thru bays (14'x16' overhead doors and 12'x14' overhead doors)
- Two 12'x14' overhead doors
- One 14'x14' overhead door
- Side wall height: 18'
- · Floor drains throughout
- Truck shop equipment available for tenant use (compressed air dispersed throughout space, oil tanks, waste oil heaters, etc.)
- · Ample excess land 1.3 additional acres available for lease
- · Zoning: Heavy Industrial
- Estimated NNN Expenses: \$2.50/SF

#### LOCATION DESCRIPTION

Located in the Burkman Industrial Park, southwest of I-90 Brandon exit

Area neighbors include Fulda Electric Service Inc, Whip's Paint & Body, AFCO, Cornerstone Industries, C& C Manufacturing Inc, Duke Rentals, Spartan ER, PrairieSons, Coffee Cup Fuel Stop

Building & West Lot Rate	\$13,500/MO NNN
Building & West Lot Size	13,766 SF BLDG & 3.44 AC
East Lot Rate	\$3,000/MO NNN
East Lot Size	1.3 AC



#### TROY FAWCETT, CCIM, SIOR

President, Principal Broker tfawcett@naisiouxfalls.com 605.321.2199 SAM FAWCETT Broker Associate sfawcett@naisiouxfalls.com 605.321.2191

## PARCEL

1015 N. 9TH AVENUE 1015 9th Avenue, Brandon, SD 57005

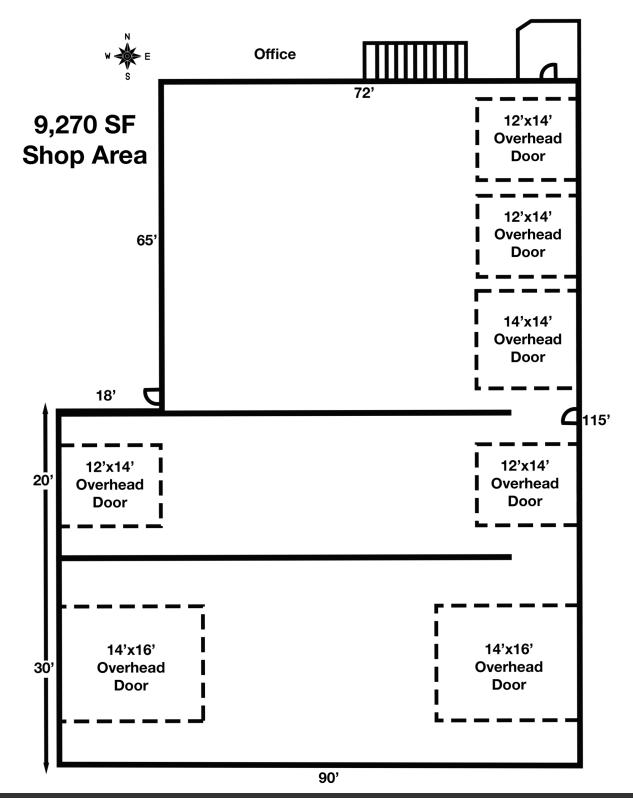






**FLOOR PLAN** 1015 N. 9TH AVENUE Brandon, SD 57005





Drawing not to scale



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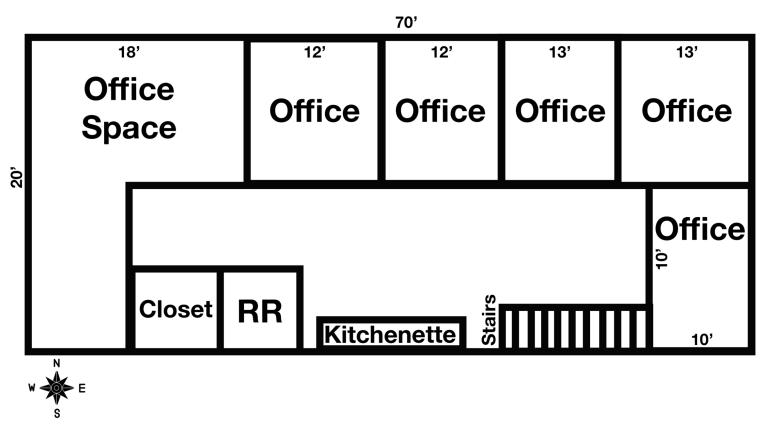
72' **Board** ĝ Room 28' 23, Entrance Office Space Office Space 44, **Private Private** Office 13" Office Office Space 16' 18' Entrance Stairs Closet RR 3,096 SF 56' **Main Level Office Area** 

Drawing not to scale





## 1,400 SF Upper Level Office Area



Drawing not to scale



### **PHOTOS** 1015 N. 9TH AVENUE Brandon, SD 57005



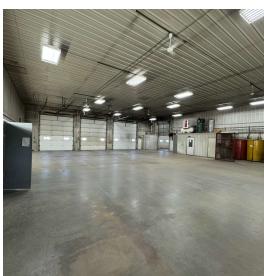
















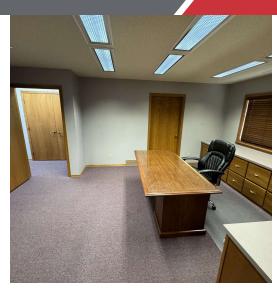


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## FOR LEASE Industrial Property





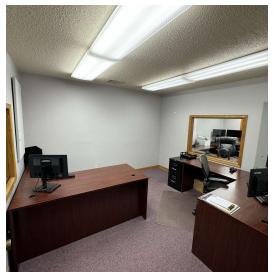














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### **AERIAL** 1015 N. 9TH AVENUE Brandon, SD 57005

## FOR LEASE Industrial Property



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