

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



PARCEL

1015 N. 9TH AVENUE

1015 9th Avenue, Brandon, SD 57005

FOR LEASE

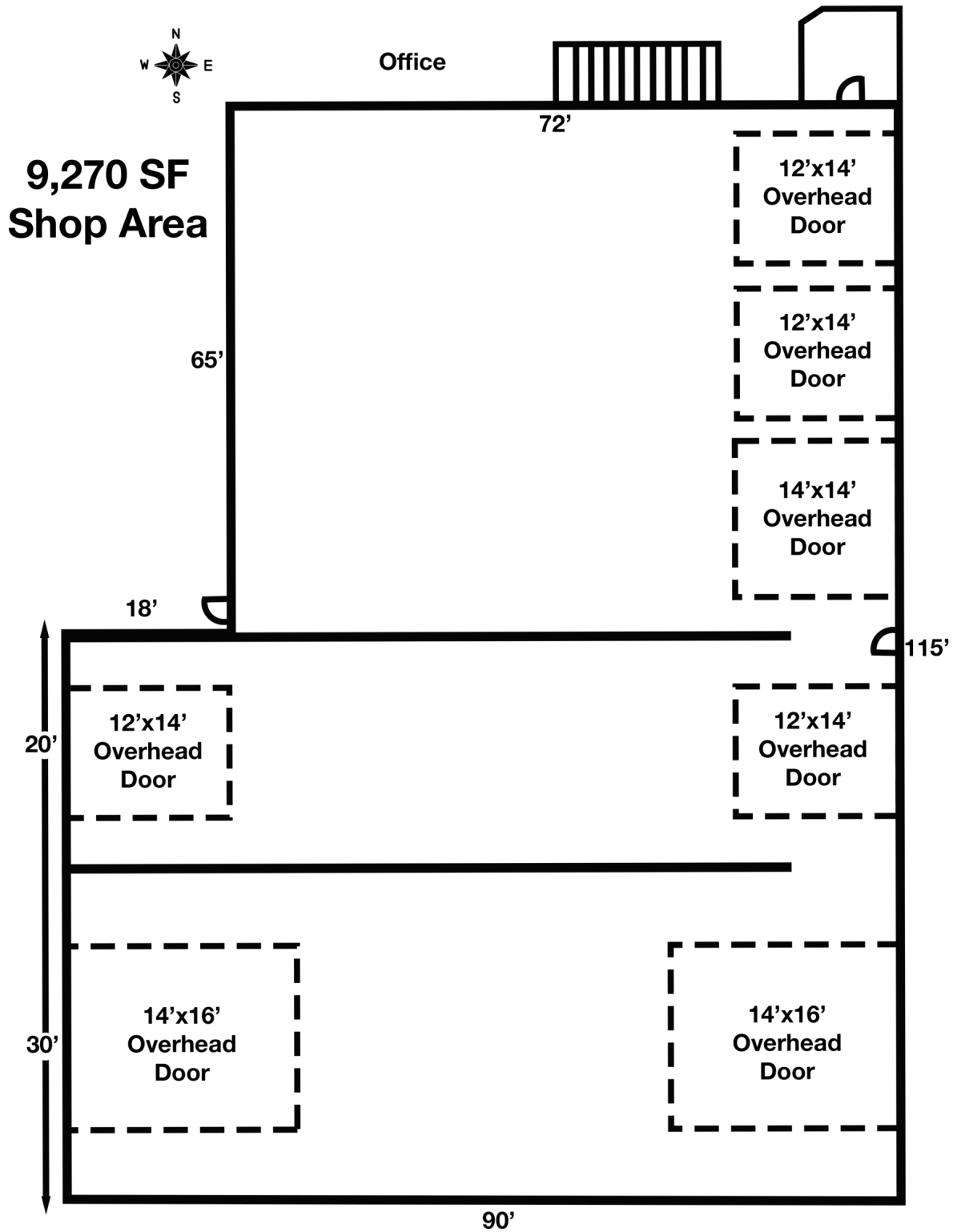
Industrial Property



FLOOR PLAN

1015 N. 9TH AVENUE
Brandon, SD 57005

FOR LEASE
Industrial Property

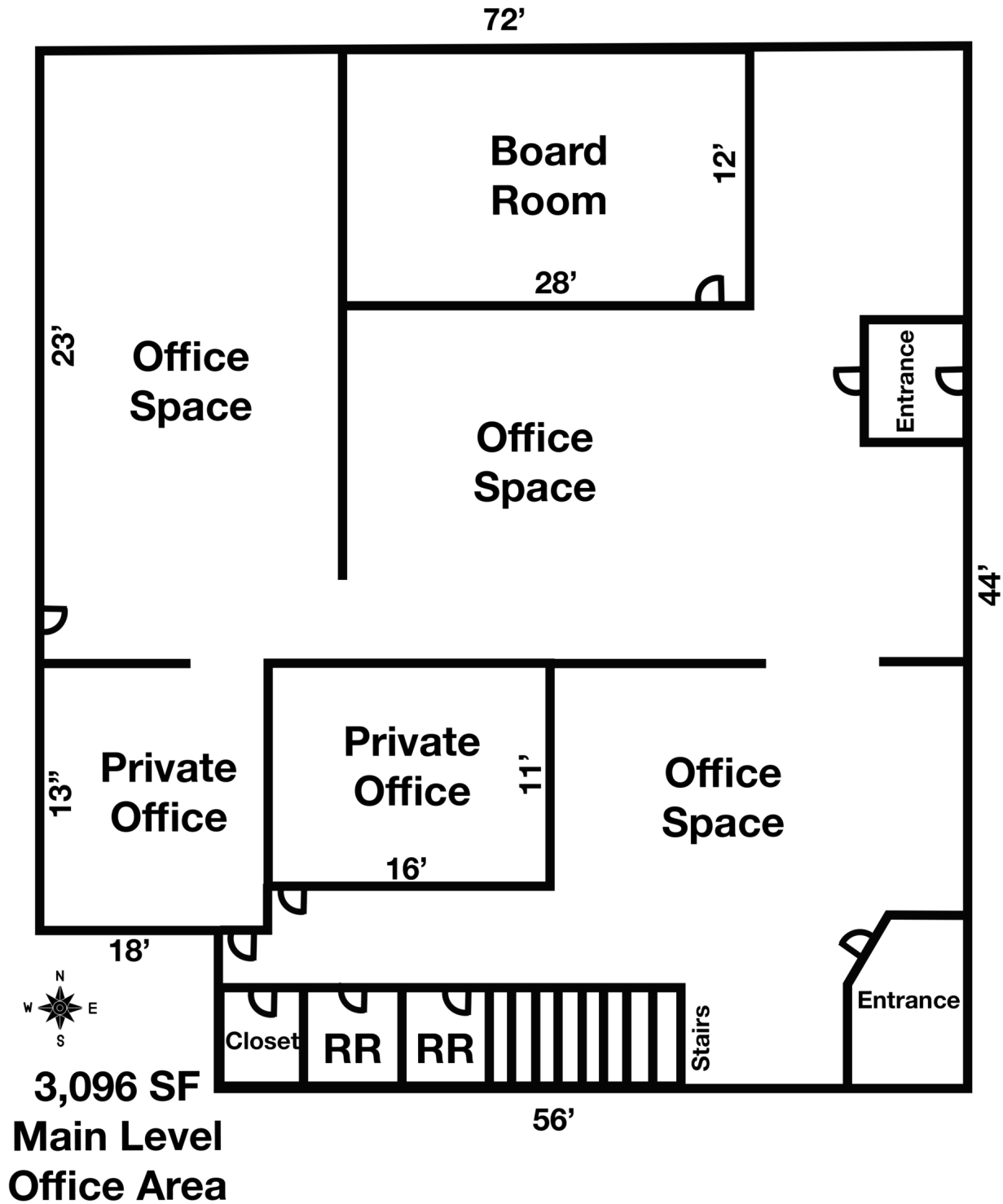


Drawing not to scale

FLOOR PLAN

1015 N. 9TH AVENUE
Brandon, SD 57005

FOR LEASE
Industrial Property



3,096 SF
Main Level
Office Area

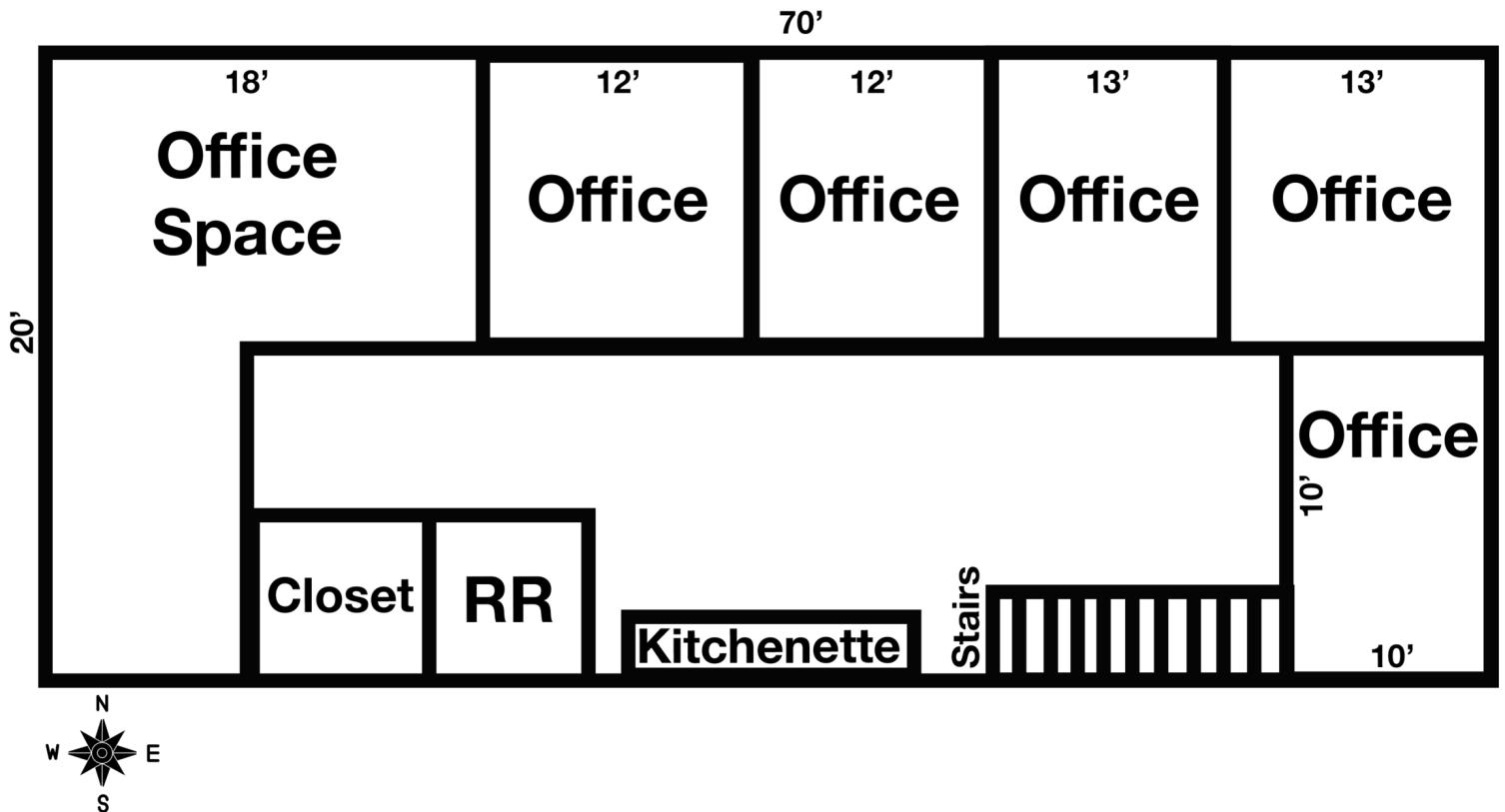
Drawing not to scale

FLOOR PLAN

1015 N. 9TH AVENUE
Brandon, SD 57005

FOR LEASE
Industrial Property

1,400 SF Upper Level Office Area

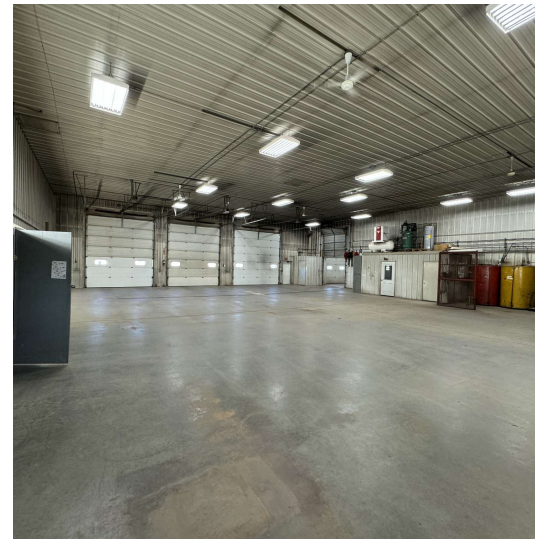


Drawing not to scale

PHOTOS

1015 N. 9TH AVENUE
Brandon, SD 57005

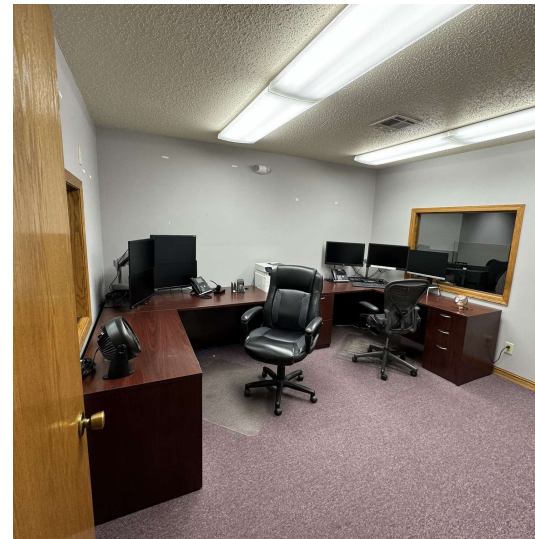
FOR LEASE
Industrial Property



PHOTOS

1015 N. 9TH AVENUE
Brandon, SD 57005

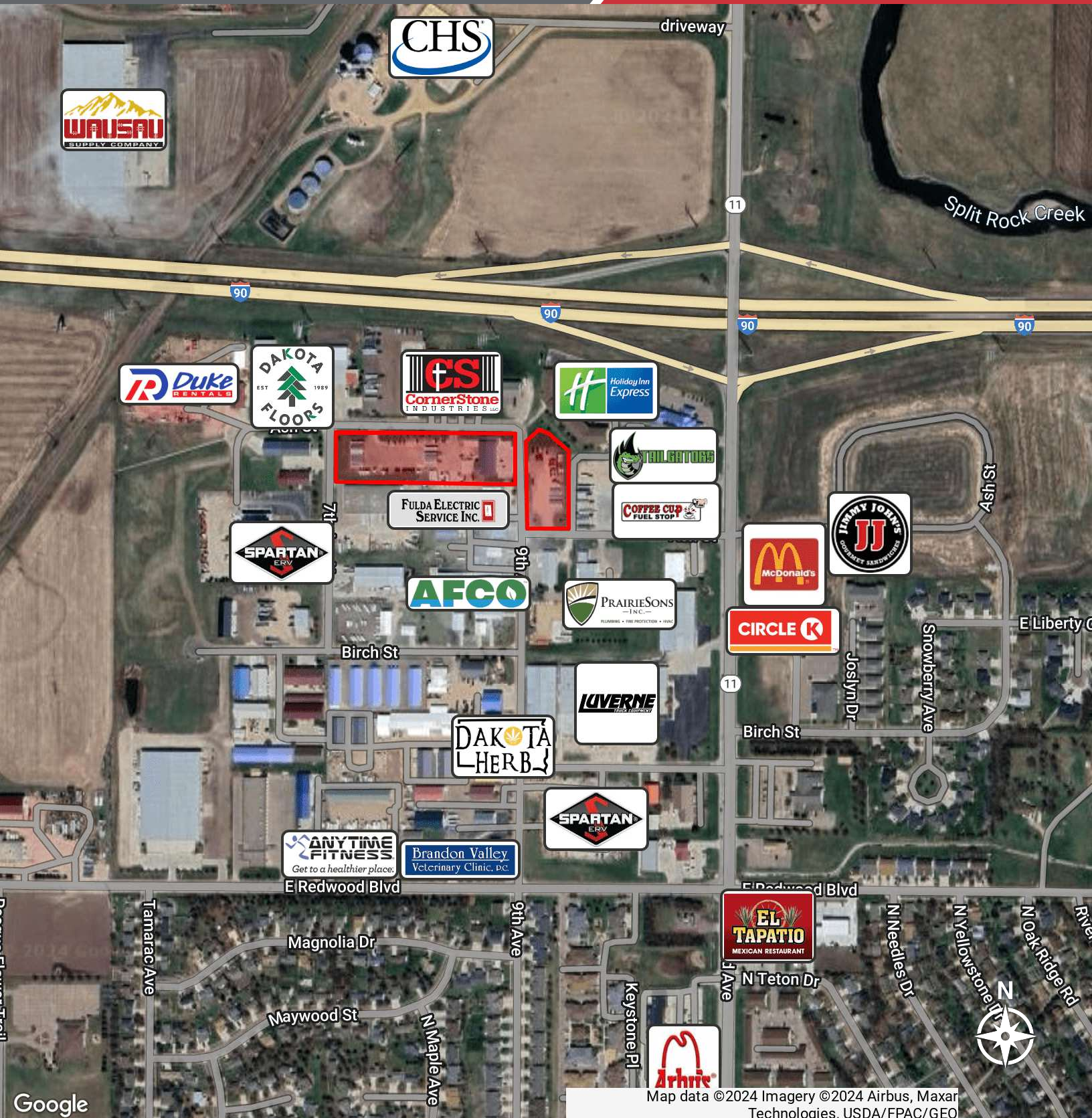
FOR LEASE
Industrial Property



AERIAL

1015 N. 9TH AVENUE
Brandon, SD 57005

FOR LEASE
Industrial Property



Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, USDA/FPAC/GEO