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

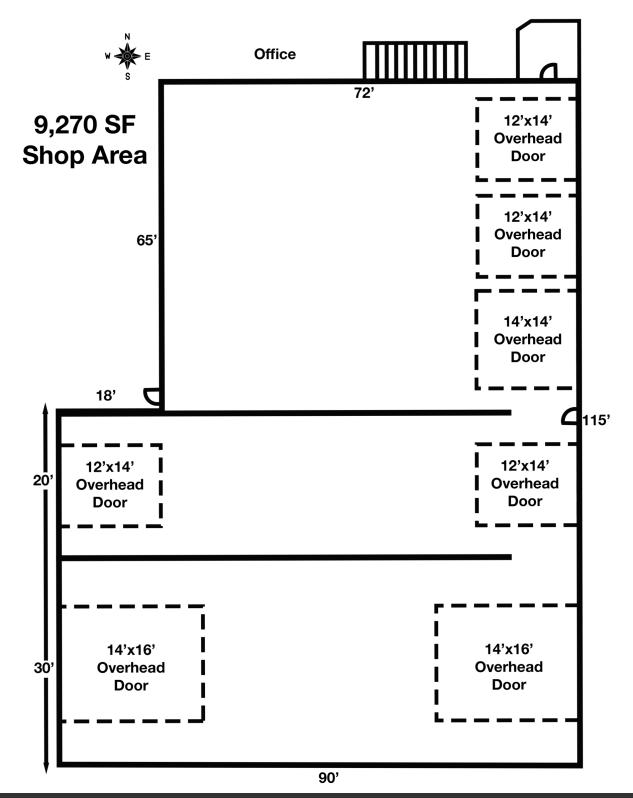






FLOOR PLAN 1015 N. 9TH AVENUE Brandon, SD 57005





Drawing not to scale



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



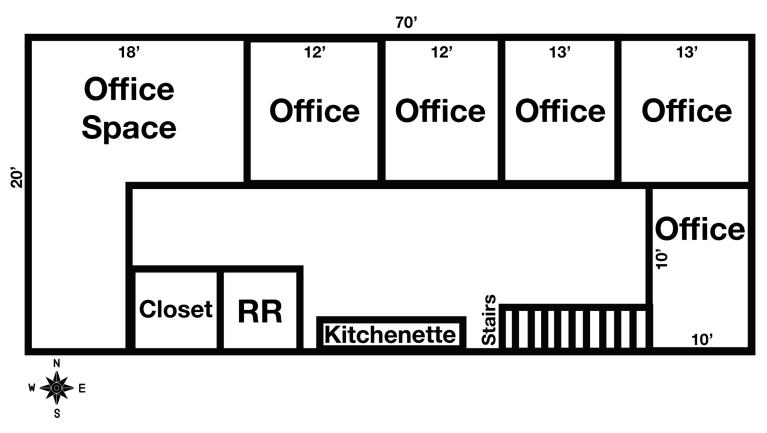
72' **Board** ĝ Room 28' 23, Entrance Office Space Office Space 44, **Private Private** Office 13" Office Office Space 16' 18' Entrance Stairs Closet RR 3,096 SF 56' **Main Level Office Area**

Drawing not to scale





1,400 SF Upper Level Office Area



Drawing not to scale



PHOTOS 1015 N. 9TH AVENUE Brandon, SD 57005



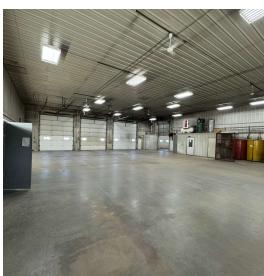
















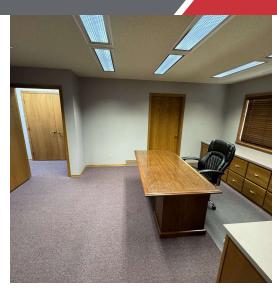


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PHOTOS 1015 N. 9TH AVENUE Brandon, SD 57005

FOR LEASE Industrial Property





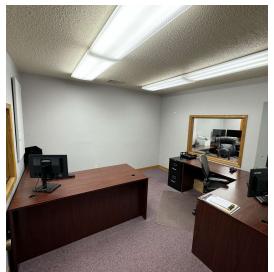


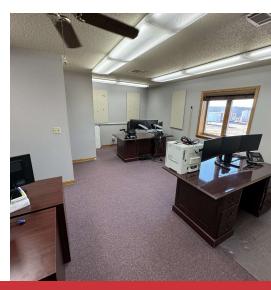












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AERIAL 1015 N. 9TH AVENUE Brandon, SD 57005

FOR LEASE Industrial Property



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