



308 N. Heritage Road

Brandon, SD 57005

East Bldg Base Sale Price	\$199,888
West Bldg Base Sale Price	\$99,888
West Bldg Lease Rate	\$750/MO + COA FEE

PROPERTY HIGHLIGHTS

- Industrial warehouse condos available for sale or lease
- West Building Suite Sizes: 814 SF (22'x37')
- East Building Suite Sizes: 1,920 SF (32'x60')
- 14-ft x 14-ft overhead door w/ opener & keypad
- 16-ft ceiling height
- Metal panel interior, LED lighting, and 100 amp electrical panel, unit heater and radiant ready floor, floor drain and water spigot
- Restroom rough-in
- Condominium Ownership Association in place
- Contact broker for additional info, as well as commission splits
- Short term lease options available
- Seller is also open to selling the entire west building - contact broker for details
- Additional information on next page

LOCATION DESCRIPTION

Located in Encore Park west of Brandon, SD



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CUSTOMIZE YOUR SPACE

308 N. HERITAGE ROAD
Brandon, SD 57005

FOR SALE

Industrial Suites

OFFICE/RESTROOM BUILD SPECS 1,920 SF SHOP UNIT

- Sheetrocked interior walls, ribbed steel exterior
- Insulated walls and ceilings
- Painted steel doors
- Satin nickel doorknobs and deadbolt
- Electrical wiring to code
- Flush mount LED light fixtures
- 7000 BTU PTAC heating and cooling unit
- Orange peel texture
- 1 stock paint color
- Toilet
- Wall Mounted Sink
- 40 Gallon Water Heater
- 1 towel ring and paper holder

Package Price \$28,200

AVAILABLE OFFICE/BATHROOM UPGRADES

- Pre-painted Steel Doors - \$350 Each
- Industrial Lever Door Closures - \$175 Each
- Additional Outlets - \$275 Each
- Data Drop - \$640
- Urinal - \$1,700

SHOP UPGRADES LIST

- Floor Heat Boiler, Manifold & Venting - \$7,000
- Tankless Water Heater - \$3,800 (or \$2,060 Upgrade over 40-Gallon WH)
- 54" White Ceiling Fan - \$950
- 72" Big Ass Ceiling Fan - \$4,300
- 84" Big Ass Ceiling Fan - \$4,800
- Additional 4 Gang Outlet - \$350
- Resin Utility Sink - \$475
- Sand Oil Separator - \$6,100
- Epoxy Flooring 1,920 SF Unit - \$12,800
- Epoxy Flooring 825 SF Unit - \$5,800

COSTS

Association Dues

- \$160.00 per month

Taxes

- 1,920 SF Units: Estimated at \$2,400 per year
- 814 SF Units: Estimated at \$1,250 per year

Insurance

- Contact agent for more details. As low as \$1,000 per year (\$83/mo) based on the value of the contents of the unit. Items that are not insured as part of the unit are cars, boats, and any other high value items.

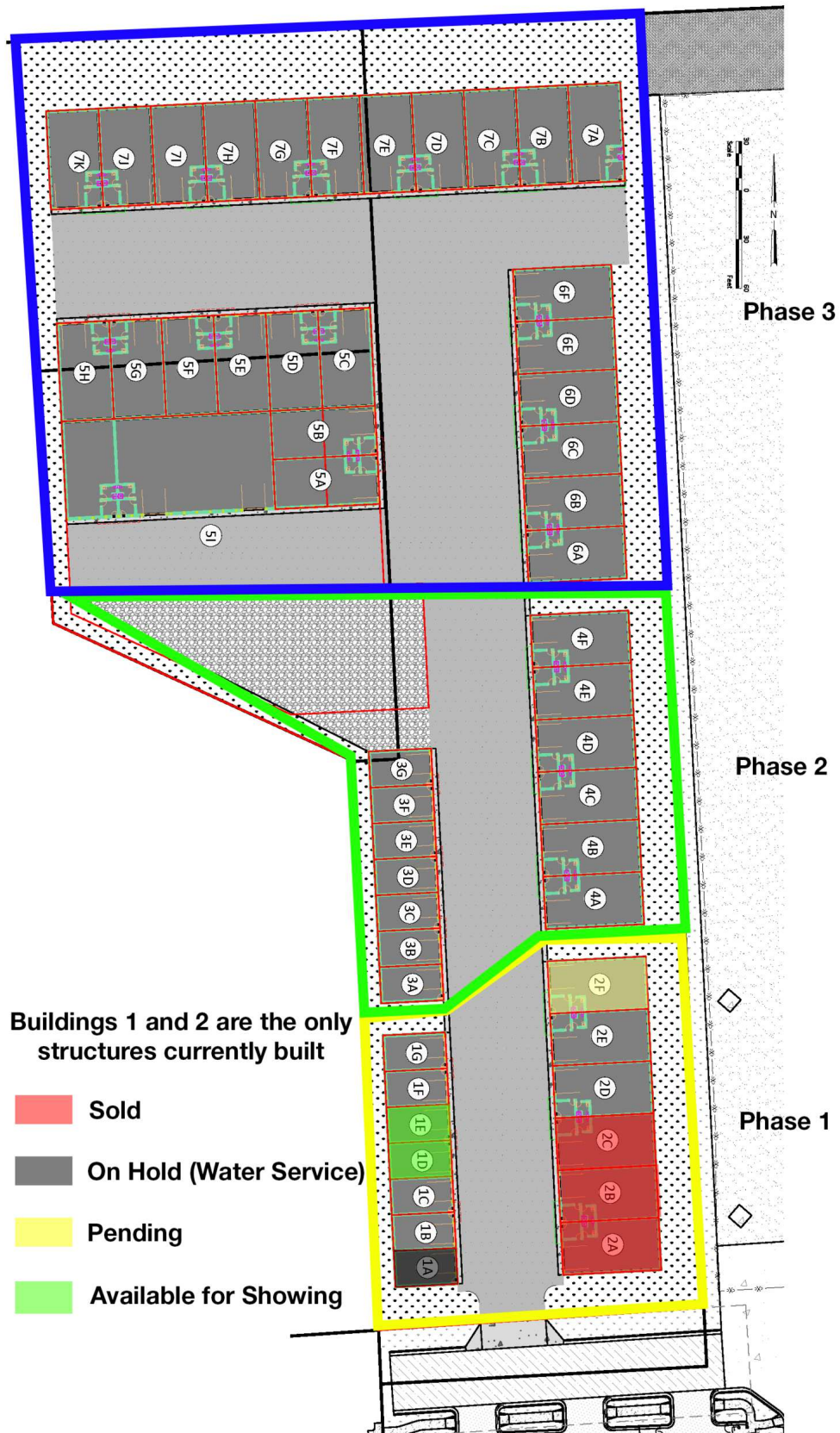
UTILITIES

- **Water/Sewer:** City of Brandon
- **Electrical:** Sioux Valley Energy
- **Gas:** MidAmerican
- **Telecom:** Alliance Communications

SITE PLAN

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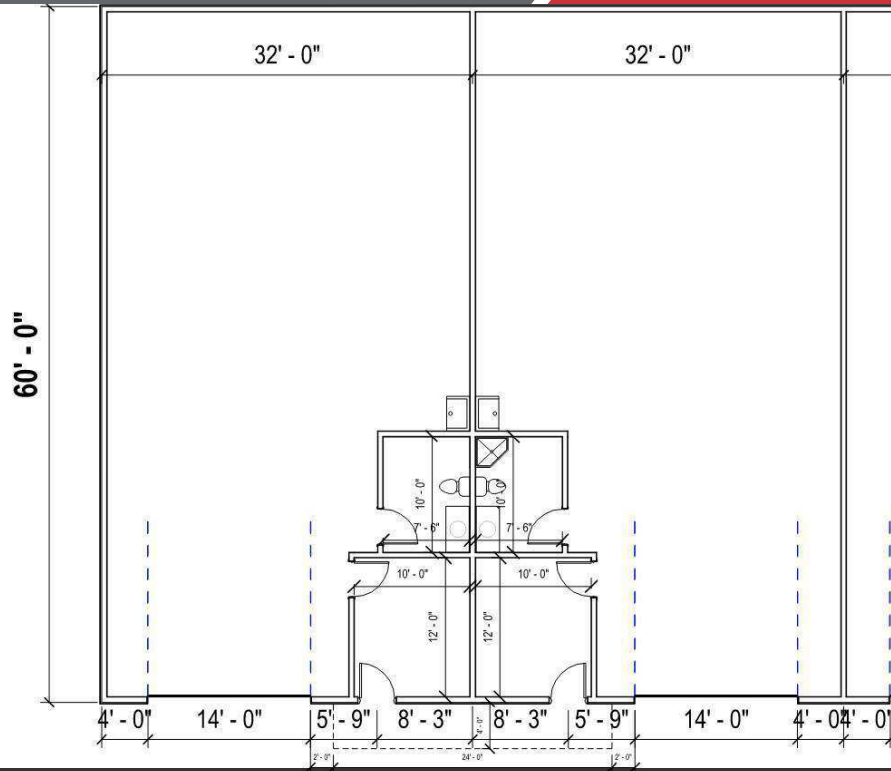
FOR SALE
Industrial Suites



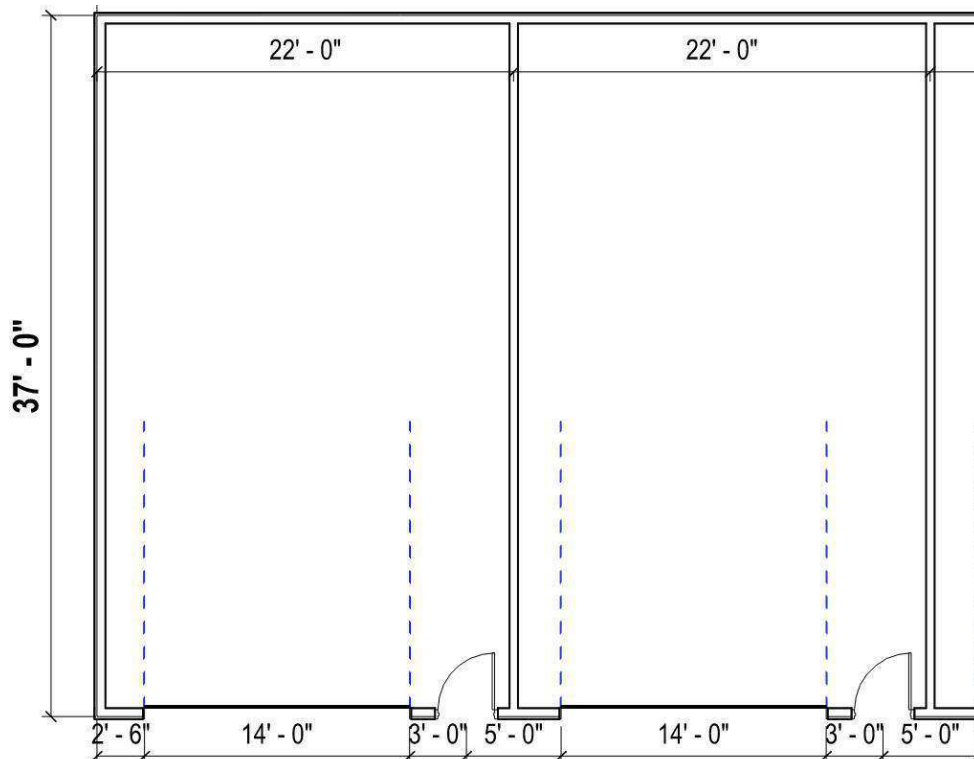
FLOOR PLANS

308 N. HERITAGE ROAD
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FOR SALE
Industrial Suites



1,920 SF Shops - #1 - East Building



841 SF Shops - #1 - West Building

PHOTOS

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Brandon, SD 57005

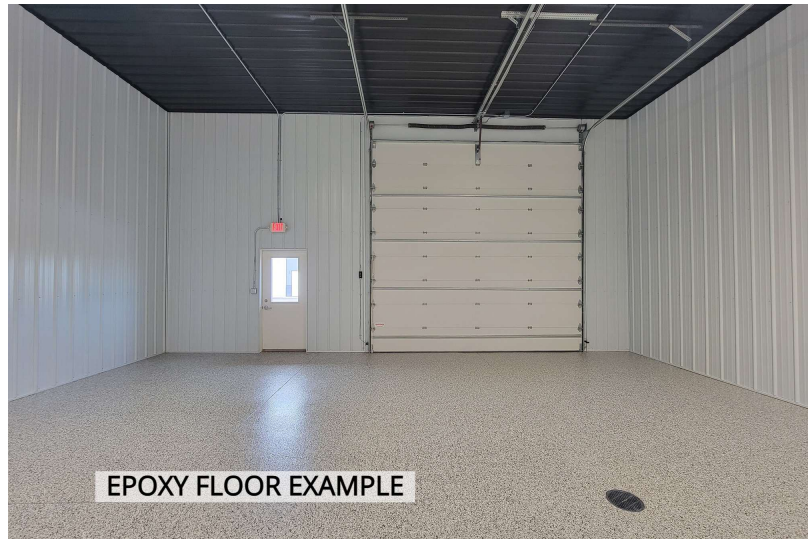
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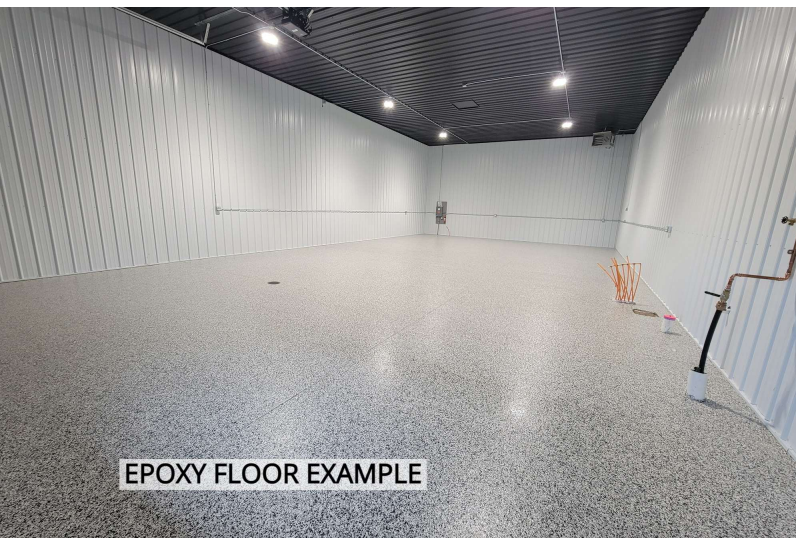
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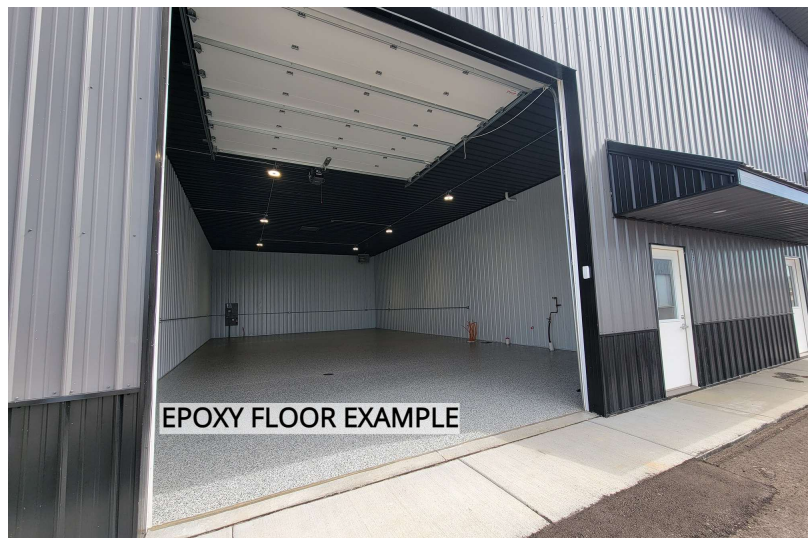
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EPOXY FLOOR EXAMPLE



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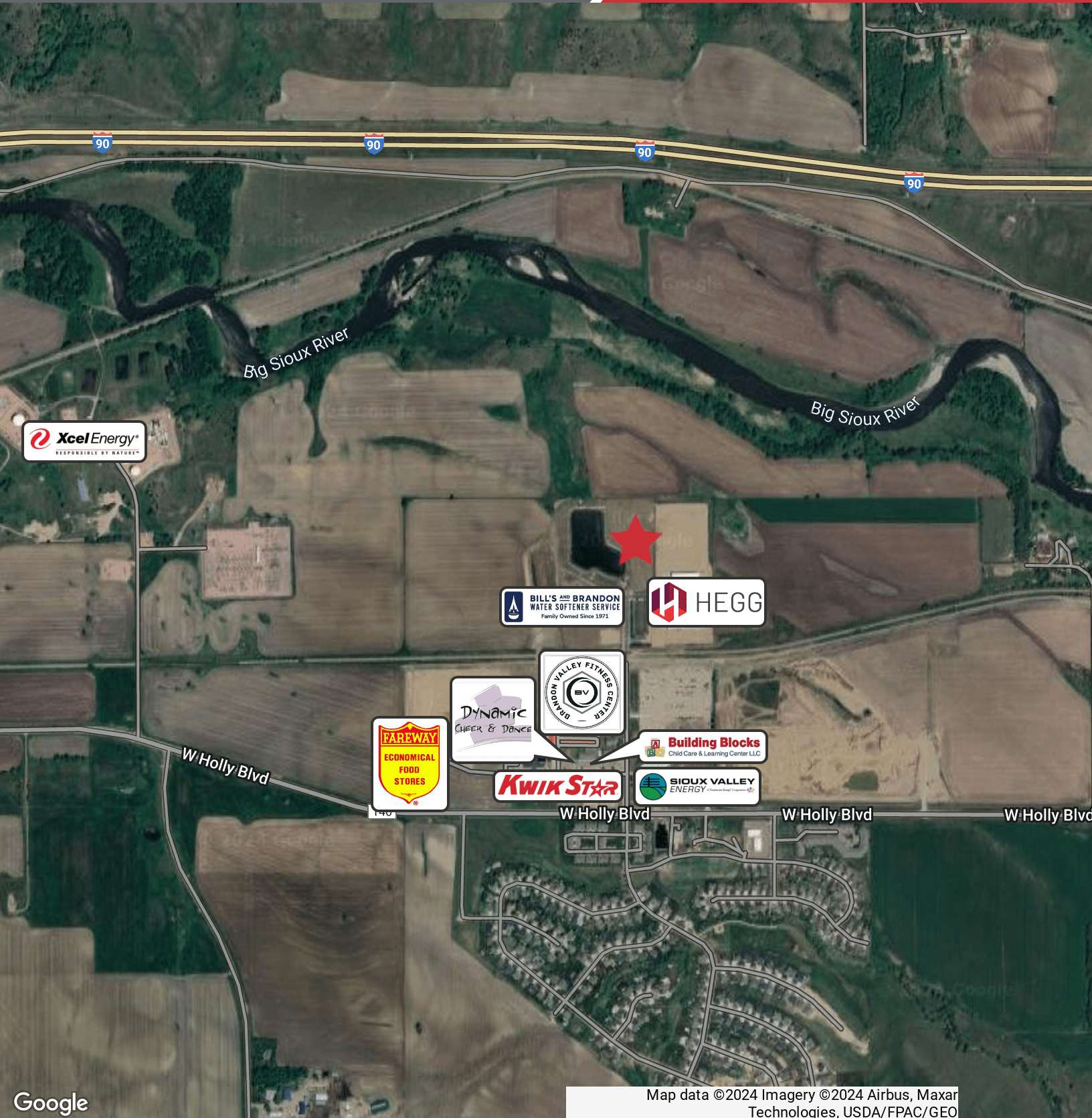


EPOXY FLOOR EXAMPLE

AERIAL

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FOR SALE
Industrial Suites



Google

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