



### 308 N. Heritage Road - West Buiding Brandon, SD 57005

#### PROPERTY HIGHLIGHTS

- Industrial warehouse building available for sale or separate units for lease
- Seven (7) 14-ft x 14-ft overhead doors w/ opener & keypad
- 16-ft ceiling height
- Metal panel interior and LED lighting, 100 amp electrical panel, unit heater and radiant ready floor, floor drain and water spigot
- Utility sink rough-in
- Condominium Ownership Association in place
- Contact broker for additional info
- Additional information on next page

#### LOCATION DESCRIPTION

Located in Encore Park west of Brandon, SD

Area neighbors include Thermo Bond, Bill's and Brandon Water Softener Service, Sioux Valley Energy, Kwik Star

5 minute drive from I-90 at Veterans Parkway

West Bldg Sale Price	<b>\$670,000 (\$117.59/SF)</b>
Building Size	<b>5,698 SF</b>
West Bldg Lease Rate	<b>\$750/MO + COA FEE</b>
Suite Size (7 Suites Total)	<b>814 SF (22'X37')</b>



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# CUSTOMIZE YOUR SPACE

308 N. HERITAGE ROAD - WEST BUILDING  
Brandon, SD 57005

FOR SALE OR LEASE  
Industrial Building

## AVAILABLE UPGRADES

- Pre-painted Steel Doors - \$350 Each
- Industrial Lever Door Closures - \$175 Each
- Additional Outlets - \$275 Each
- Data Drop - \$640
- 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 814 SF Unit - \$5,800

## COSTS

### Association Dues

- \$160.00 per month
- Includes water

### Taxes

- 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.

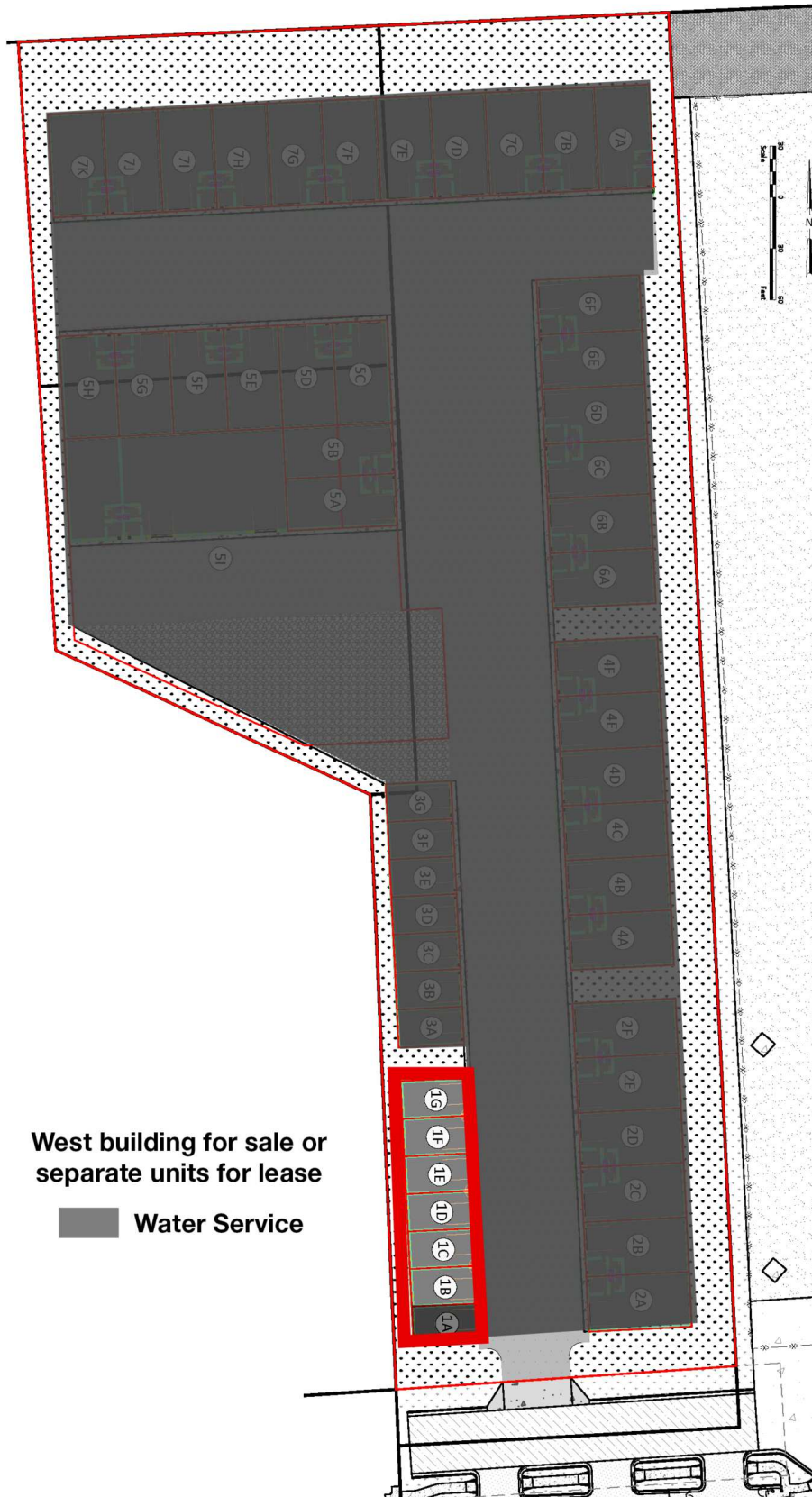
## UTILITIES

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

# SITE PLAN

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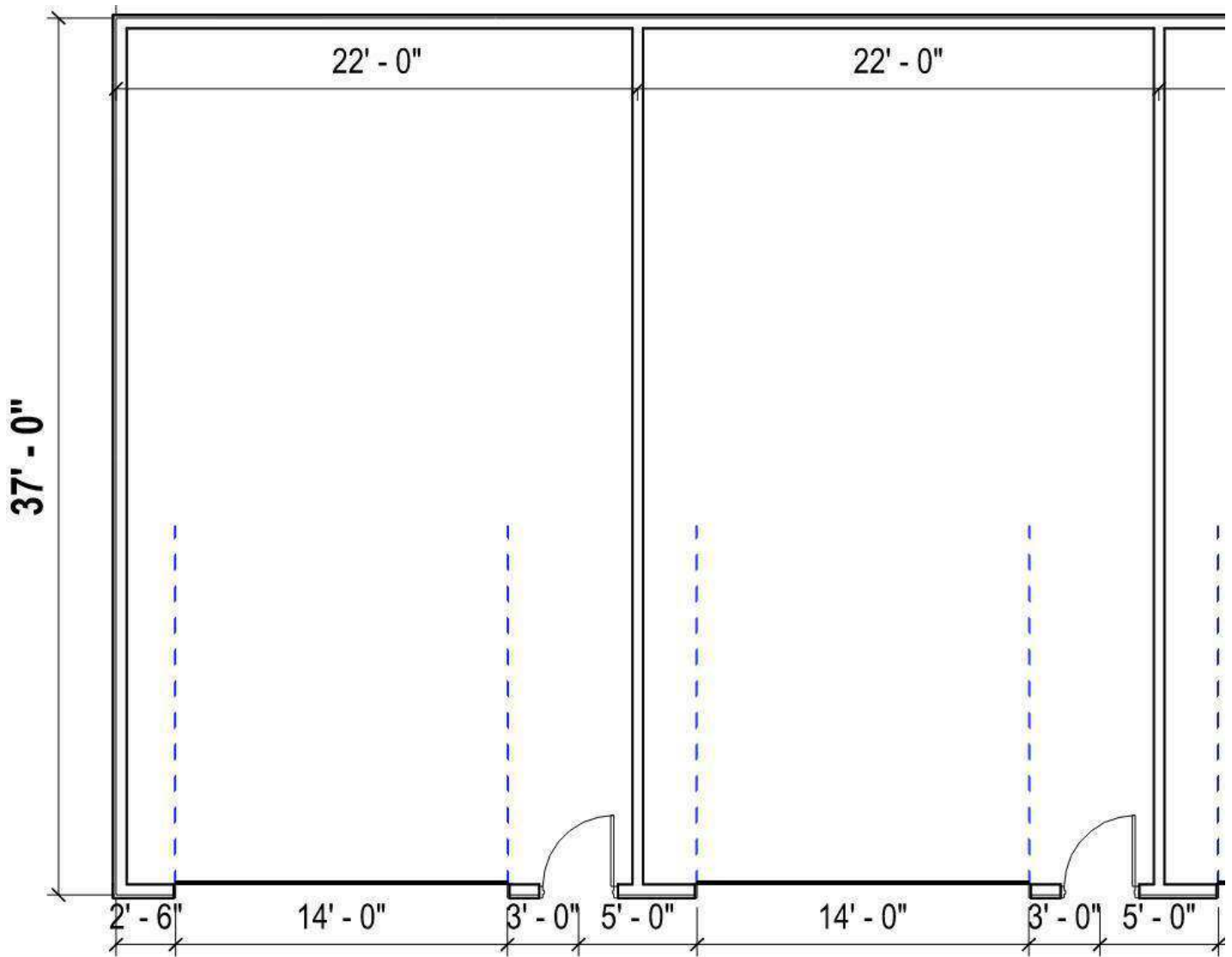
FOR SALE OR LEASE  
Industrial Building



# FLOOR PLANS

308 N. HERITAGE ROAD - WEST BUILDING  
Brandon, SD 57005

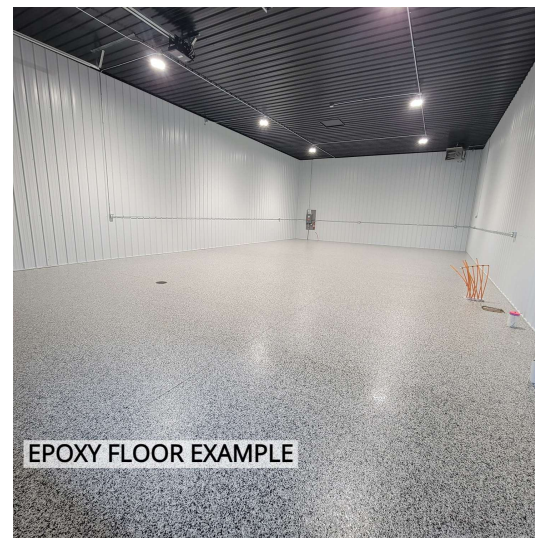
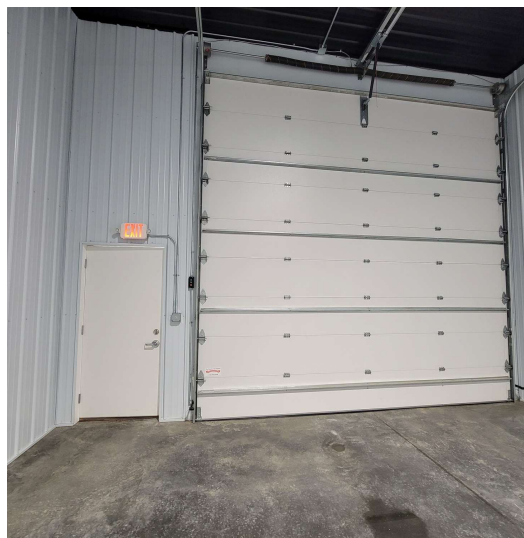
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# PHOTOS

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EPOXY FLOOR EXAMPLE

# AERIAL

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Google

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