

FOR LEASE

4,000 SF INDUSTRIAL WAREHOUSE W/FENCED YARD



105 W PLEASANT DR., ELK POINT, SOUTH DAKOTA

FEATURES

- 4,000 SF Insulated metal warehouse 17,100 SF lot
- 20 FT Roof-line (14 FT Clearance)
- 6 Drive In Overhead Doors
- 400 AMPS
- 50ft crane runs the length of the building
- Suitable for trucks, trailers & equipment with 5 ton hoist
- Conveniently located near I-29 between Sioux City & Vermillion

LEASE RATE: \$2,500 (\$0.63 SF MG)



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4,000 SF INDUSTRIAL WAREHOUSE

AERIAL & SITE AMENITIES



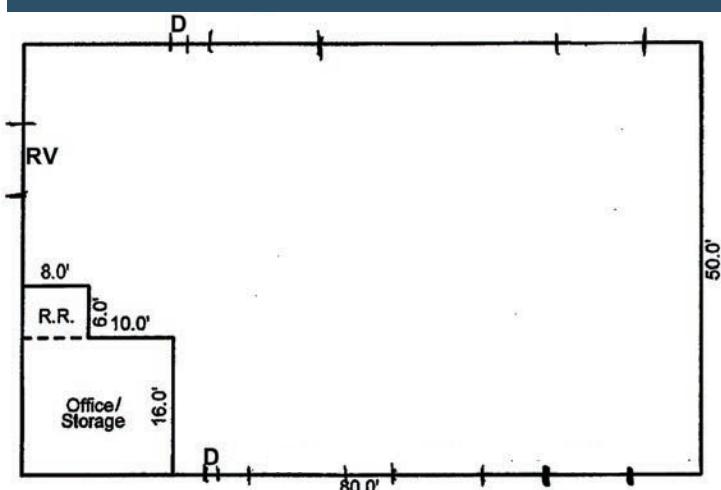
SITE AMENITIES

- Location:** 105 W Pleasant Dr., Elk Point, South Dakota 57025
- Building Size:** 4,000 SF (80' x 50')
- Drive In Bays:** 4 - 14' & 2 - 12'
- Parcel Size:** 0.39 AC
- Lot Dimensions:** 114 FT x 1509 FT
- Ceiling Height:** 14 FT (Buyer to verify)
- Utilities:** All utilities to site
Power: 400 amps, suspend electric heaters
- Fire Sprinklers:** unknown
- Year Built:** 1975
- APN:** 03.01.13.1030

REAR FENCED YARD



FLOOR PLAN



- Comments:** Former welding shop with 50' crane way that runs the length of the building. Rear storage yard is fenced.