

# 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)**



09/25/25 SA



**PAULA TURNER**  
DRE #00702492  
paula@dppllc.com  
Direct: 760.766.0511  
Cell: 760.578.6564



**REBECCA RAMIREZ**  
DRE #02050799  
rebecca@dppllc.com  
Direct: 760.766.0517



**SELENE ALONSO**  
DRE #01483049  
selene@dppllc.com  
Direct: 760.766.0513

**DesertPacificProperties.com 760.766.7000**



# 4,000 SF INDUSTRIAL WAREHOUSE

## AERIAL & SITE AMENITIES



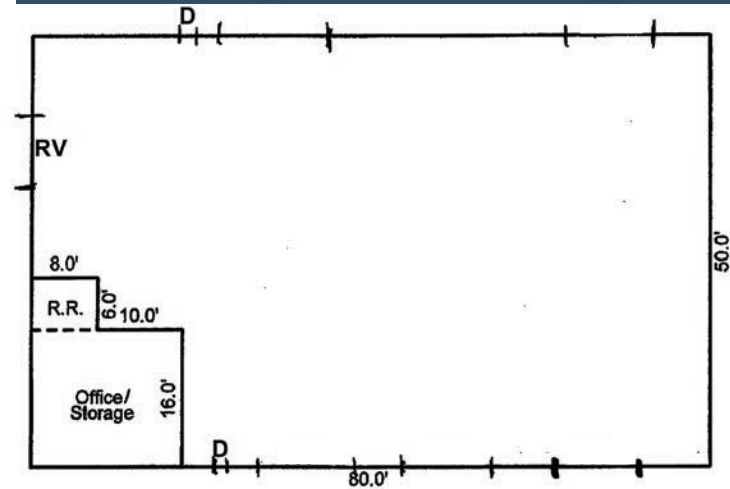
### SITE AMENITIES

- **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.

760.766.7000 | DesertPacificProperties.com | 78-100 Main Street, Suite 206 La Quinta, CA 92253

Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.