



THE
BROOKSHIRE
COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

99 15th Street NW Huron, SD 57350

61,875 SF Industrial
For Sale | \$2,950,000



CONTACT

GERRY NORTON
(952) 960-4745 | GERRY@BROOKSHIRECO.COM

Property Description

Discover this spacious manufacturing facility in Huron, South Dakota, offering 61,875 square feet of clean industrial space suitable for various operations. Featuring ample lighting, 3-phase power, 126 parking spaces, two drive-ins, and one dock, this versatile property is vacant and ready for immediate use. Positioned strategically in Huron, it presents an excellent opportunity for manufacturing or distribution endeavors.



PROPERTY HIGHLIGHTS

- 61,875 SF of industrial warehouse space
- Great lighting
- Immediate availability
- 2 Drive-ins, 1 Dock
- 126 Parking stalls

LOCATION DESCRIPTION

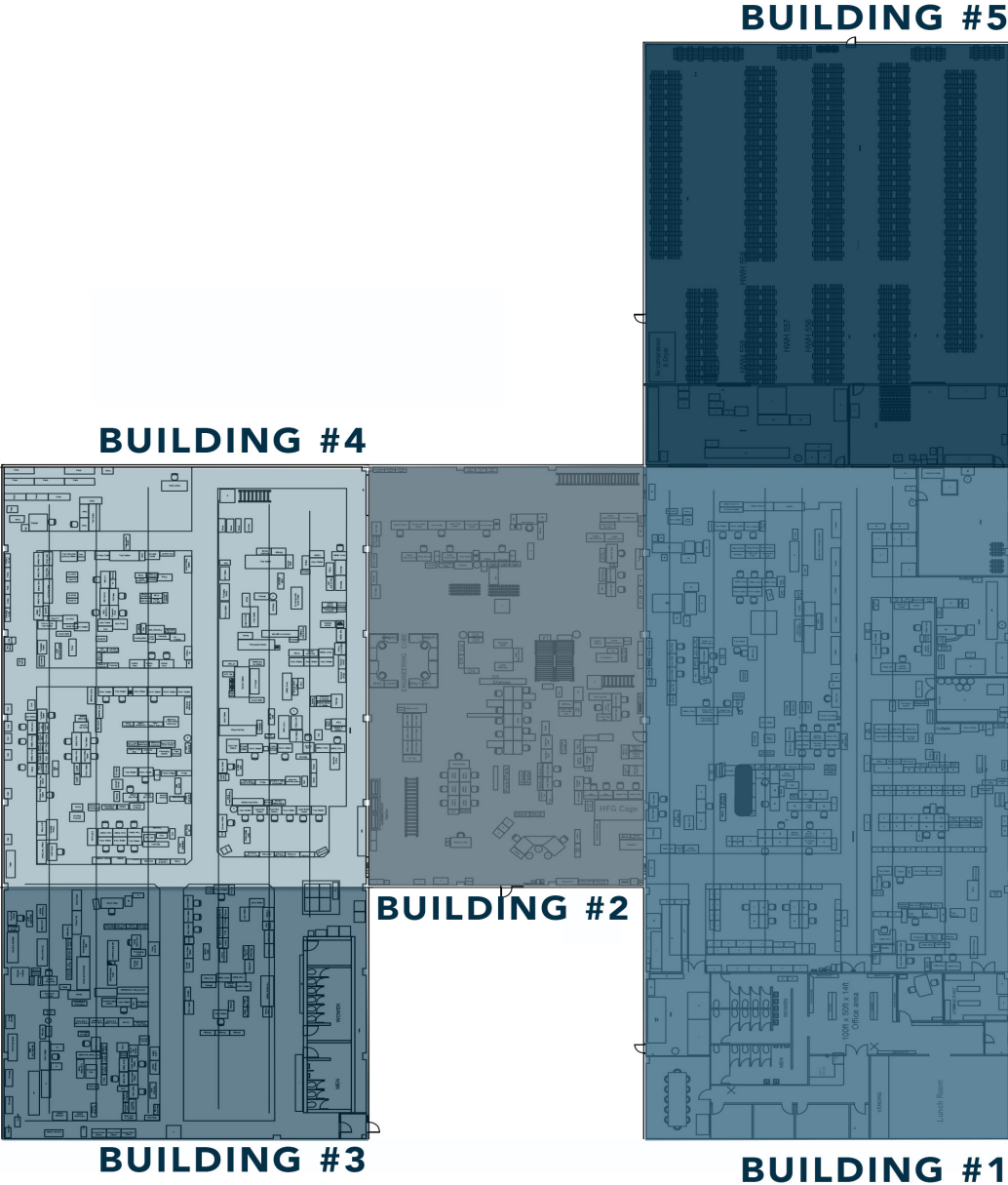
- Convenient access to HWY 14 and State HWY 37
- Huron Regional Airport less than 1 mile away

PRICING SUMMARY

Sale Price
\$2,950,000



Floor Plan



TOTAL 61,875 SF

Property Specifications

ACREAGE	10.25 Acres	TOTAL PARKING	126
ZONING	I-1 Limited Industrial	Employee Parking	124
PROPERTY USE	Former Manufacturing	Handicap Parking	2
YEAR BUILT	1997	COLUMN SPACING	
FLOORS	Single-story	Building #1	25'x48'
FLOOR LOAD		Building #2	25'x50'
Production	Concrete 6"	Building #3	25'x50'
Warehouse	Concrete 6"	Building #4	25'x50'
PROPERTY ACCESS		Building #5	24'x48'
Nearby HWY	State HWY 14 (1 mile) I-29 (76 miles)	LIGHTING	Ample Light
Airport Access	Adjacent to Huron Regional Airport	Office	3-bulb parabolic
BUILDING SIZE	61,875 SF	Production	LED
Total Office	762 SF - 9'0" Ceiling	Warehouse	LED
	11'x10' (2); 10'x15' (1); 12'x14' (1); 16'x14' (1) Warehouse	FLOOR DRAINS	none
Building #1	20,000 SF - 12'0" - 15'0" Ceiling	FIRE PROTECTION	Wet system w/ electric fire pump (60 HP)
Building #2	9,375 SF - 9'4" - 10'0" Ceiling	POWER	4 Services
Building #3	7,500 SF - 14'0" - 15'0" Ceiling	Service #1	600A; 208/120V; 3-Phase; 4-Wire
Building #4	12,500 SF - 14'0" - 15'0" Ceiling	Service #2-4	800A; 208/120V; 3-Phase; 4-Wire
Building #5	12,500 SF - 21'0" - 24'0" Ceiling	HEATING	
Conference	425 SF - 17'x25'	Office/Original Building	Gas F/A Roof Top Unit
Break Room	875 SF - 25'x35'	new expansion	Gas F/A Ground Mount Unit
Locker Room	160 Lockers	UTILITIES	16A; 480V; 3-Phase
BUILDING IMAGE		Gas Size	1-1/4" plastic service tapped off a 2" steel main along 15th St. NW.
Building Materials	Metal panel - Standing seam	Sanitary Sewer Size	8 inch
Signage	On building with excellent visibility	Storm Sewer Size	36 inch
Street Exposure	Excellent	Water Main Size	8 inch
		STORAGE	Removed, None

Property Specifications

VENTILATORS	12 Units
AIR CONDITIONING	Full-loop system; (2) 3-ton and (1) 5-ton
Office	Yes
Computer Room	Yes
Showroom	Yes
Production	Yes
Warehouse	No
DRIVE-IN'S	2- located on East side
Size	10'x10' (1); 8'x8' (1)
DOCKS	1- Located on East side
size	8'x9'
Lights	Yes
Leveler	Yes
Lock	No
Dolly Pads	No
Other Requirements	Concrete Spuns

SPECIAL EQUIPMENT EXISTING OR REQUIRED	
Floor Drains	N/A
Cranes	N/A
Ventilation System (Make up Air)	N/A
Paint Booth	N/A
Other	Cable trays located throughout Bus duct located throughout manufacturing space on buildings #1, #3, and #4
CLASSIFICATION	
Warehouse	Ordinary Hazard I
Storage of Flammable Products	N/A
Other Hazardous Activities	N/A

Location



For more information, contact
The Brookshire Co.

952-960-4690 | BROOKSHIRECO.COM

7900 INTERNATIONAL DRIVE, SUITE 735, BLOOMINGTON MN 55425



This information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and no liability may be imposed.