

FOR SALE



Industrial Building

501 N 16th Street | Beresford, SD



RAQUEL BLOUNT SIOR | 605.728.9092 | raquel@lloydcompanies.com

**Property is co-listed with Marcus Mahlen of NAI Sioux Falls.*

PROPERTY OVERVIEW



BERESFORD INDUSTRIAL BUILDING

Conveniently located off I-29, this modern industrial facility offers 36,900 square feet of space on an 8.50-acre plot. The excess land will easily accommodate on-site storage and future growth opportunities. With seven overhead doors (including one 16' x 16', two 12' x 12', and four 8' x 8'), 19 paved parking stalls, a reception area, four offices, a kitchenette, and multiple restrooms, it's equipped for seamless operations. Additionally, the unfinished second floor allows for further customization. Ample outdoor space, parking, and easy access make this property a versatile solution for your business needs.



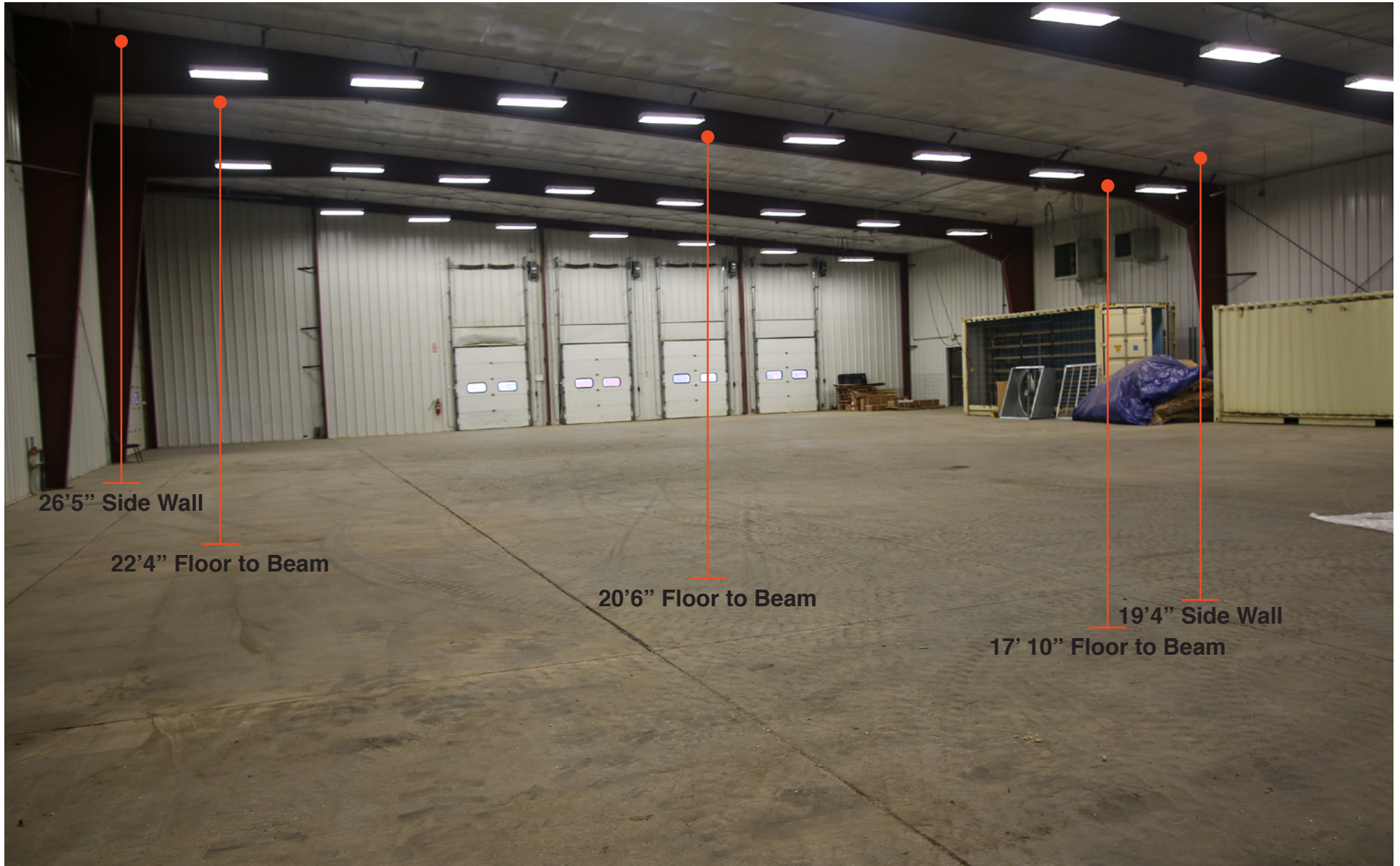
Information deemed reliable but not guaranteed.

BUILDING SPECIFICATIONS

PRICE	\$2,950,000
ADDRESS	501 N 16th St. Beresford SD
SIZE	36,900 USF
LOT SIZE	8.50 Acres (370,260 SF)
YEAR BUILT	2016
REAL ESTATE TAXES	\$33,970.10
ZONING	Industrial
BUILDING TYPE	Steel
ROOF TYPE	Steel
CLEAR HEIGHT	17' 10"
OVERHEAD DOOR(S)	One 16' x 16' Two 12' x 12' Four 8' x 8'
FLOOR DEPTH	8"
WAREHOUSE HVAC	Geothermal cooling & heating
OFFICES	4
OFFICE HVAC	Traditional AC
CONFERENCE ROOM	Potential to convert an office or build on second floor
PARKING	19 Paved Stalls

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Clear Height



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150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820
Find out more at LloydCompanies.com | *Information deemed reliable, but not guaranteed.*

Interior Photos



Interior Photos



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Exterior Photos



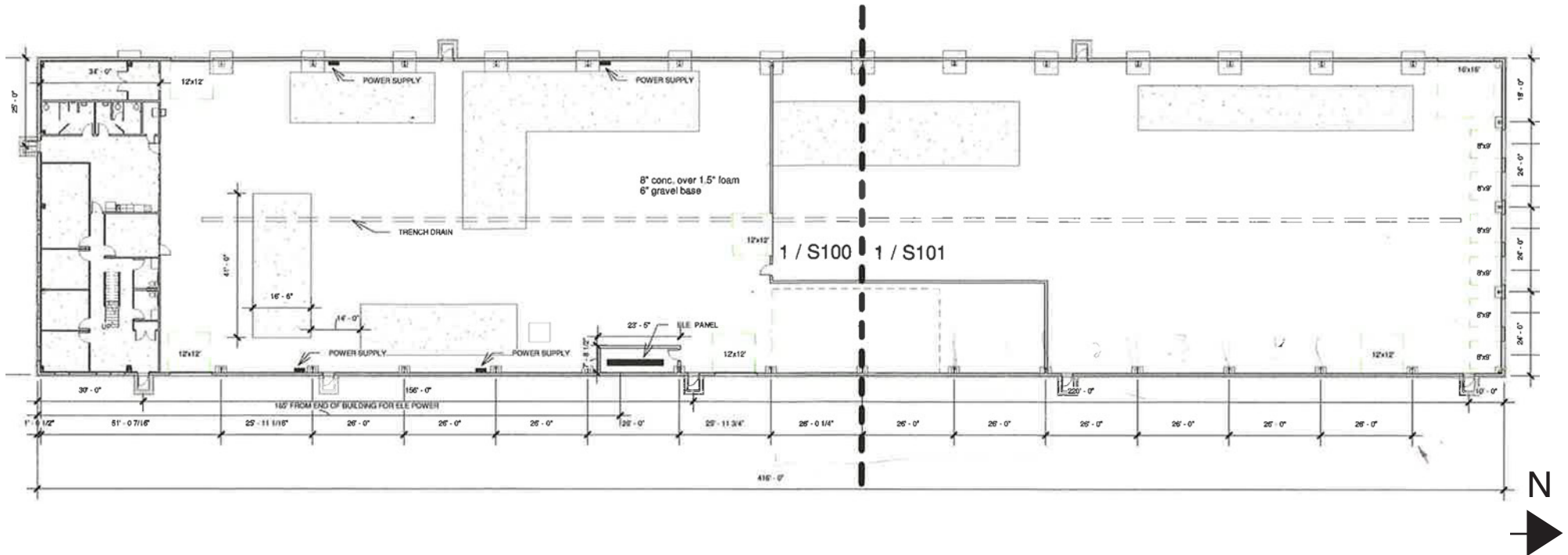
Exterior Photos



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Floor Plan



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Site Map



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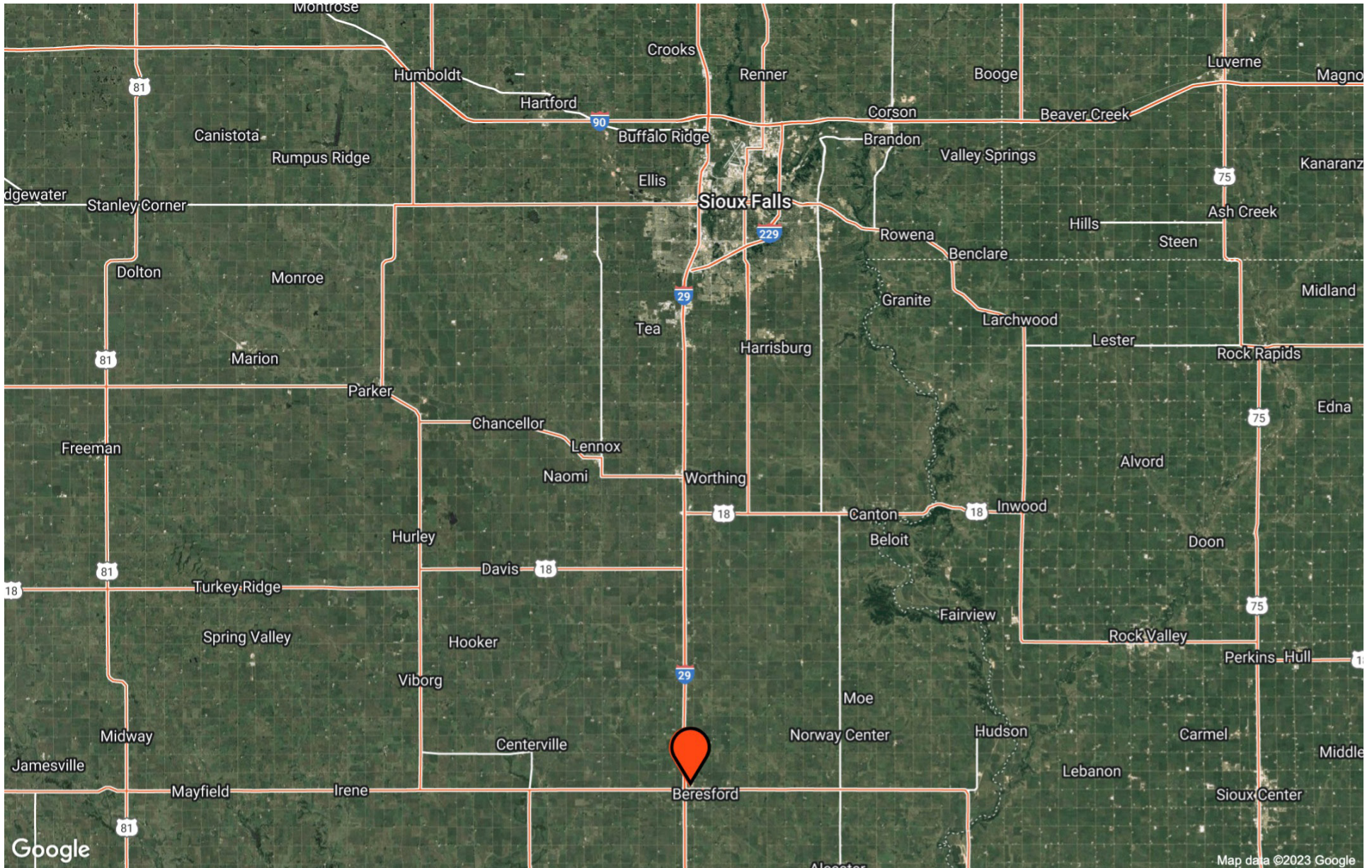
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Neighborhood Map



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Area Map



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Market Profile



	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	1,529	2,348	2,679
2020 Total Population	1,611	2,475	2,812
2020 Group Quarters	26	31	37
2024 Total Population	1,674	2,589	2,955
2024 Group Quarters	26	32	39
2029 Total Population	1,750	2,700	3,084
2023-2028 Annual Rate	0.89%	0.84%	0.86%
2024 Total Daytime Population	2,176	2,930	3,172
Workers	1,330	1,644	1,699
Residents	846	1,286	1,473
Household Summary			
2010 Households	611	975	1,125
2010 Average Household Size	2.45	2.37	2.34
2020 Total Households	633	1,012	1,163
2020 Average Household Size	2.50	2.42	2.39
2024 Households	683	1,084	1,233
2024 Average Household Size	2.41	2.36	2.36
2029 Households	717	1,137	1,292
2029 Average Household Size	2.40	2.35	2.36
2023-2028 Annual Rate	0.98%	0.96%	0.94%
2010 Families	422	680	790
2010 Average Family Size	2.98	2.87	2.82
2024 Families	438	698	803
2024 Average Family Size	2.98	2.91	2.90
2029 Families	456	726	834
2029 Average Family Size	2.98	2.90	2.91
2023-2028 Annual Rate	0.81%	0.79%	0.76%
2024 Housing Units	720	1,152	1,313
Owner Occupied Housing Units	73.2%	73.3%	73.5%
Renter Occupied Housing Units	21.7%	20.8%	20.4%
Vacant Housing Units	5.1%	5.9%	6.1%
Median Household Income			
2024	\$74,073	\$75,979	\$76,442
2029	\$90,604	\$92,300	\$93,233
Median Age			
2010	41.4	41.2	41.6
2020	41.2	41.1	41.3
2024	41.2	41.2	41.4
2029	41.7	41.7	42.0
2024 Population by Sex			
Males	854	1,321	1,511
Females	820	1,268	1,444
2029 Population by Sex			
Males	891	1,374	1,573
Females	859	1,326	1,511
Data for all businesses in area			
Total Businesses:	157	183	192
Total Employees:	1,521	1,746	1,813

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