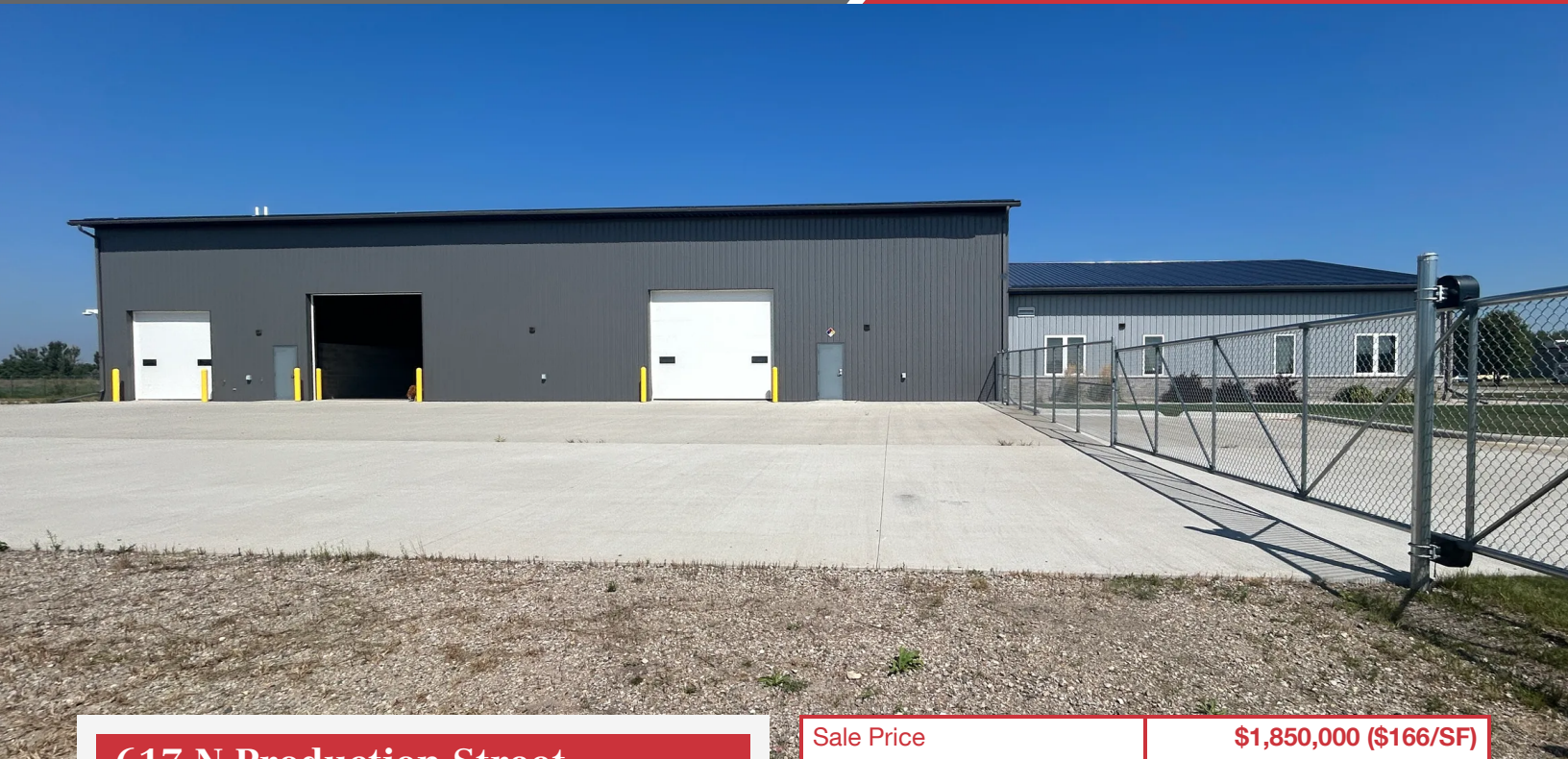




617 N Production Street Aberdeen, SD 57401

PROPERTY HIGHLIGHTS

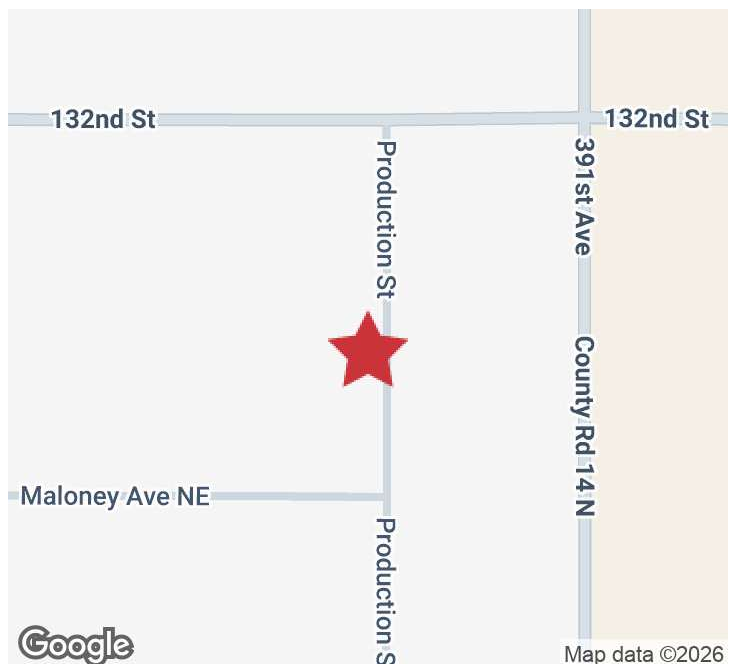
- Located in the East Business Park
- Built in 2024, this 11,144 SF facility includes approximately 3,224 SF of office and 7,920 of shop space on 4.38 acres
- Shop features four roll-up doors - (2) 16' x 14' and (2) 12' x 12' - along with maintenance bays, a wash bay, shop office, restrooms, and fenced outdoor storage.
- Approximately 2 acres of excess land provide flexibility for expansion, additional yard space, or outdoor storage
- I-2 unrestricted industrial zoning accommodates a variety of industrial and commercial uses.
- Fenced in yard area
- Office sidewall 12', Shop sidewall 22'
- Real Estate Taxes \$8,715 (2025)

LOCATION DESCRIPTION

Convenient industrial location approximately 1 mile from US Highway 12, providing easy access to Aberdeen and regional transportation routes.

Area neighbors include 3M, Four Star Plastics, Dakota Pet Care, Cutting Edge Lawn Service, and Corporate Image Group

Sale Price	\$1,850,000 (\$166/SF)
Lease Rate	\$6.50 SF/NNN
Building Size	11,144 SF
Lot Size	4.38 AC (190,792.8 SF)



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PARCEL

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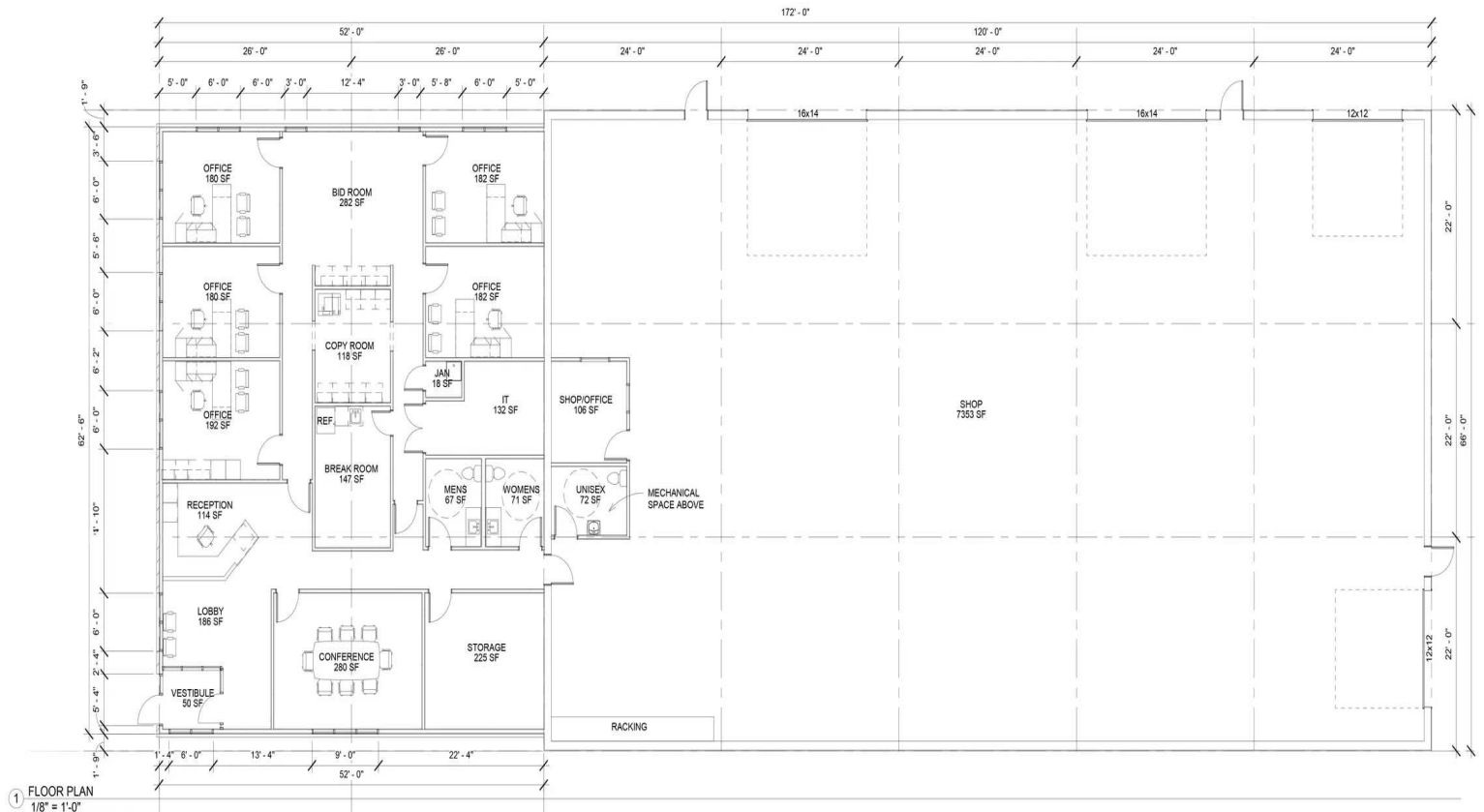
FOR SALE & LEASE
Industrial Property



FLOOR PLANS

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Aberdeen, SD 57401

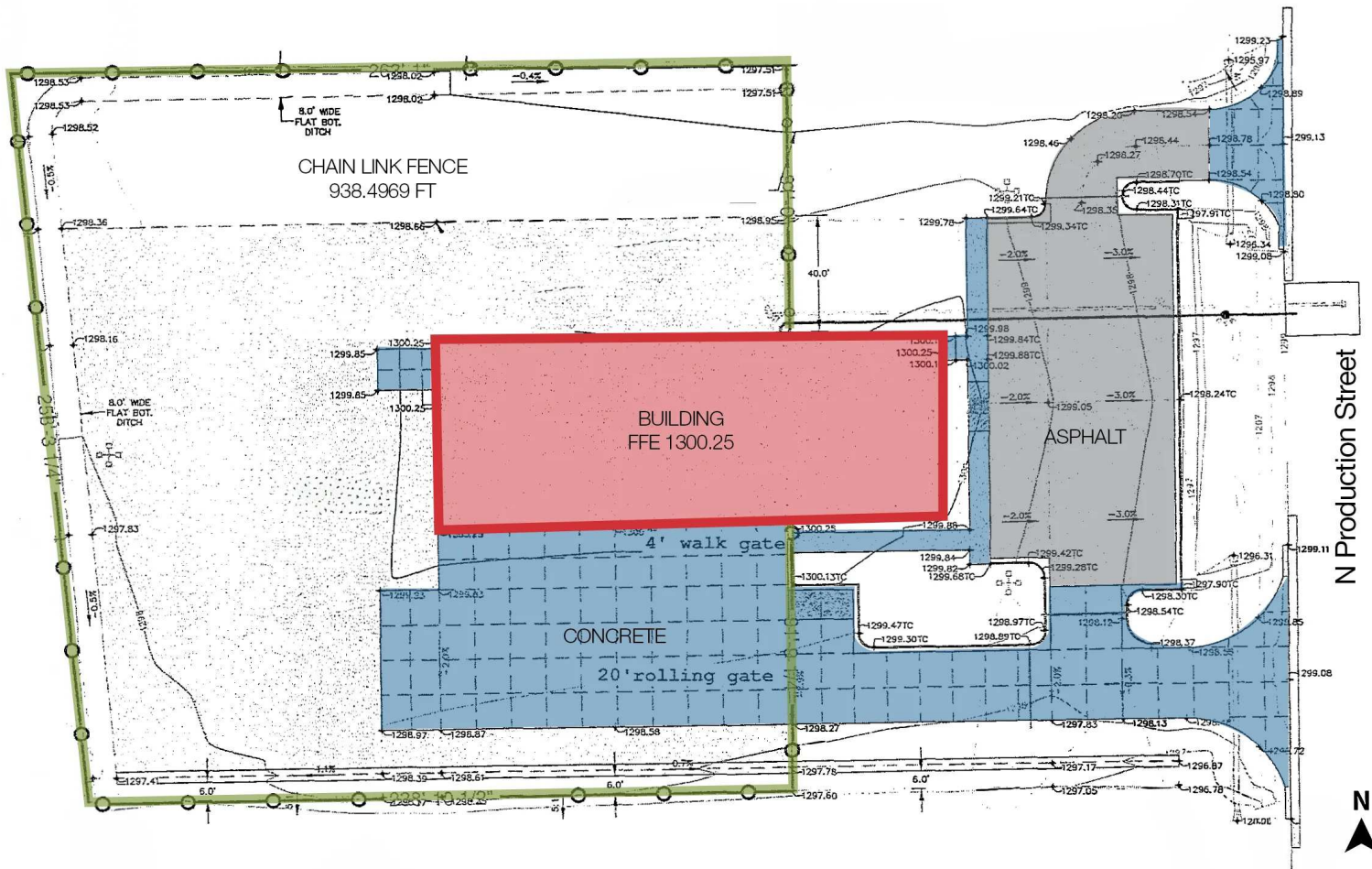
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SITE PLAN

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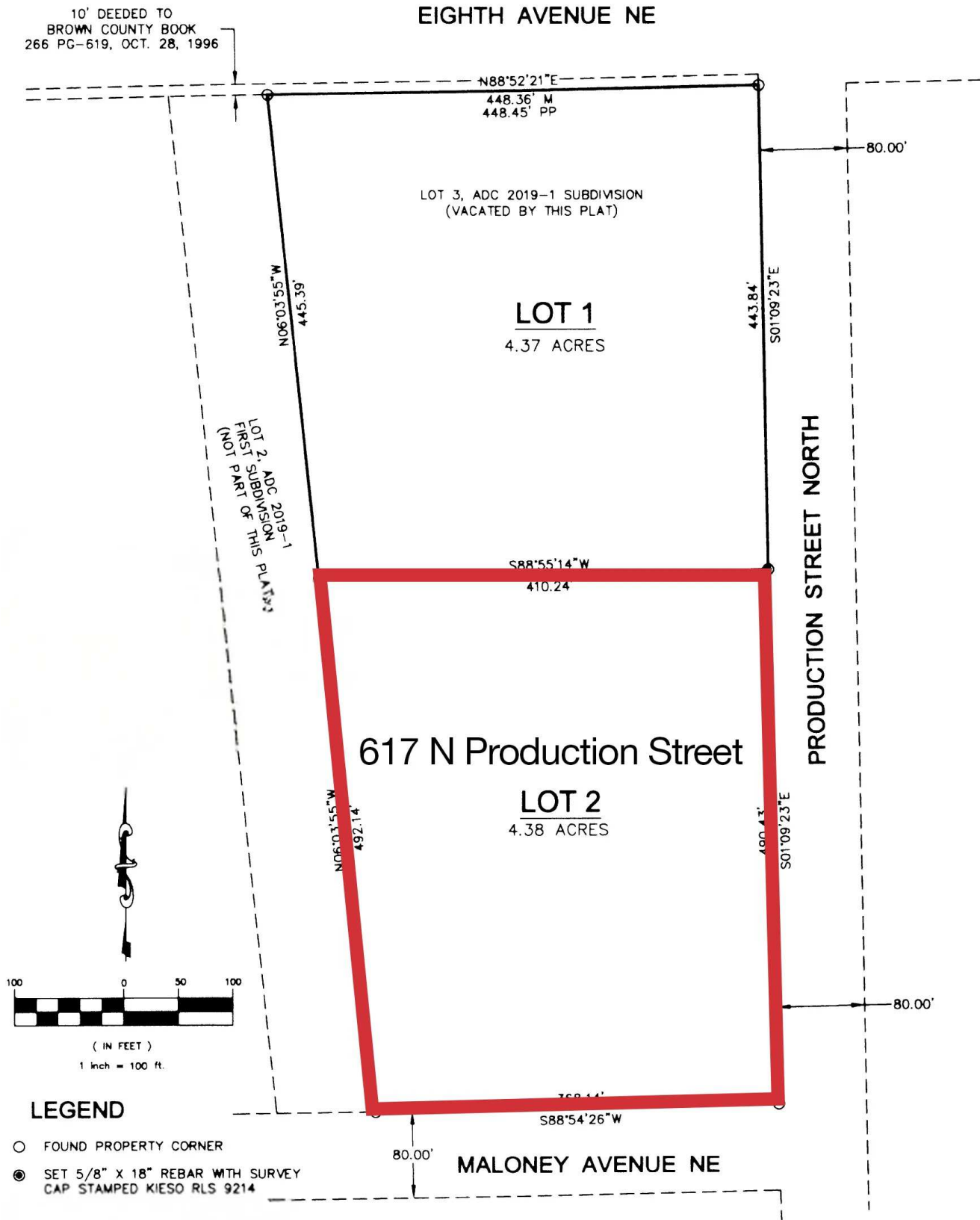
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PLAT

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Industrial Property



EXTERIOR PHOTOS

617 N PRODUCTION STREET
Aberdeen, SD 57401

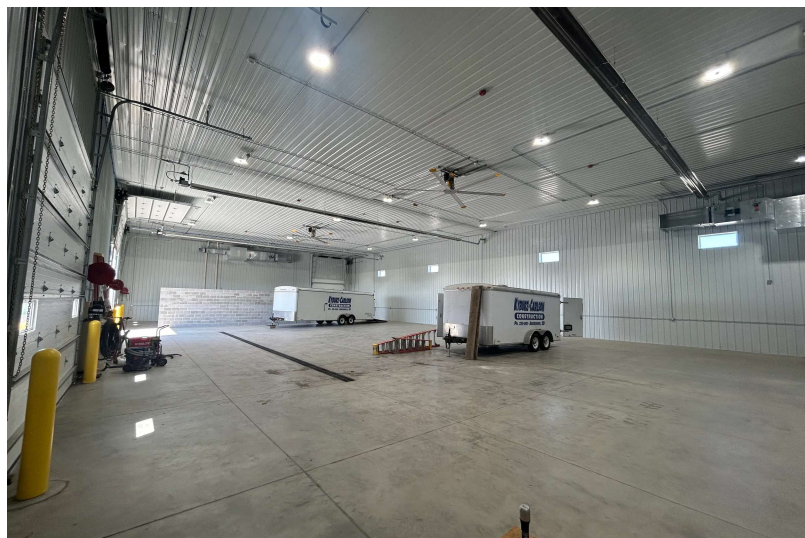
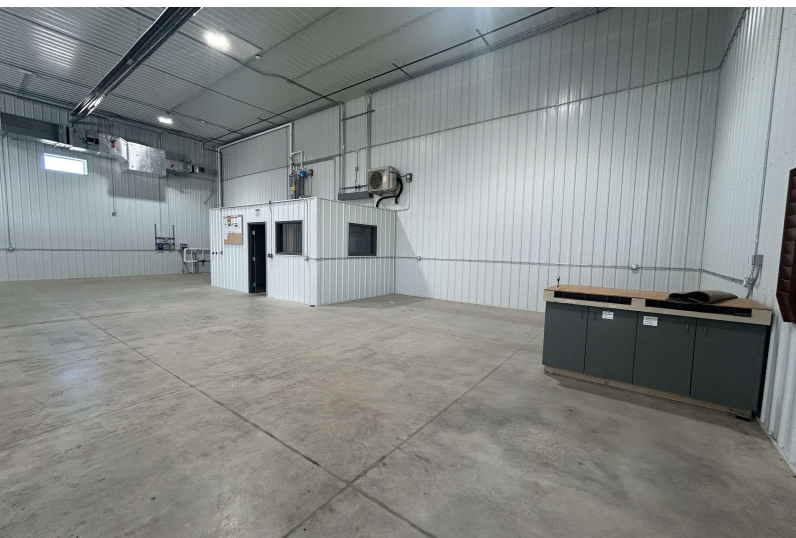
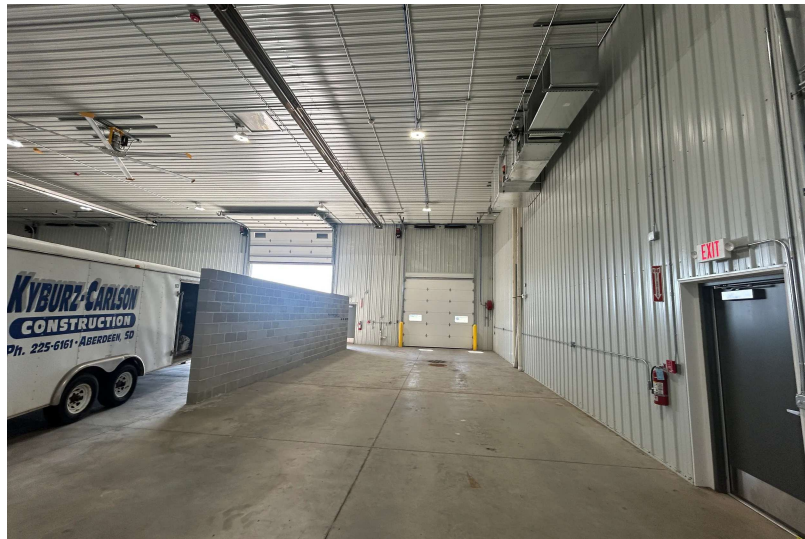
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INTERIOR PHOTOS

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LOCATION MAP

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