



THE
BROOKSHIRE
COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

714 Corporation Street Aberdeen, SD 57401

25,000 SF Industrial | For Sale - \$1,535,000



CONTACT

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

Property Description

This commercial property boasts approximately 25,000 square feet of warehouse, storage, and office space. Strategically designed to meet diverse business needs. The property includes a breakroom, 6 offices, 3-phase power, as well as fitted with one dock and one drive-in. Located in Aberdeen, South Dakota, 714 Corporation Street is accessible to the Aberdeen Regional Airport and near highway 12 and I-29 (73 miles) for logistical access.



PROPERTY HIGHLIGHTS

- Approximately 25,000 SF of industrial warehouse space
- 1 Drive-in, 1 Dock

LOCATION DESCRIPTION

- Convenient access to HWY 12
- Aberdeen Regional Airport is less than 2.5 miles away

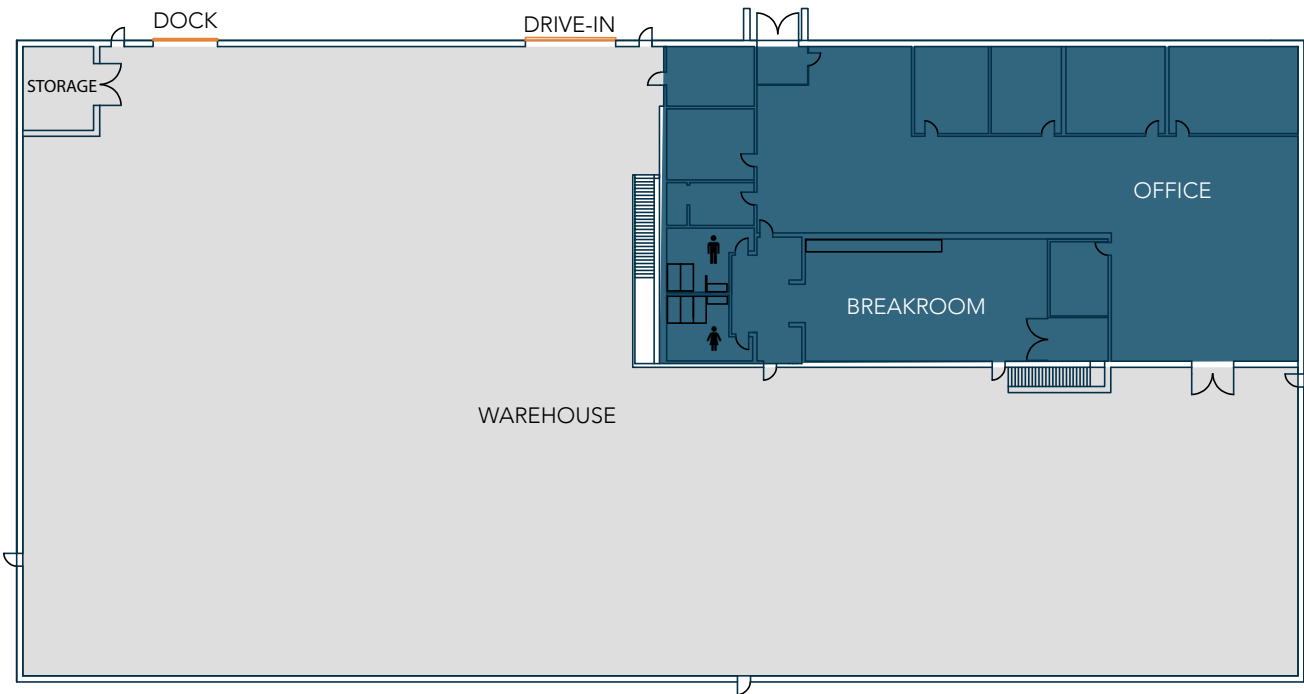
PRICING SUMMARY

Sale Price
\$1,535,000

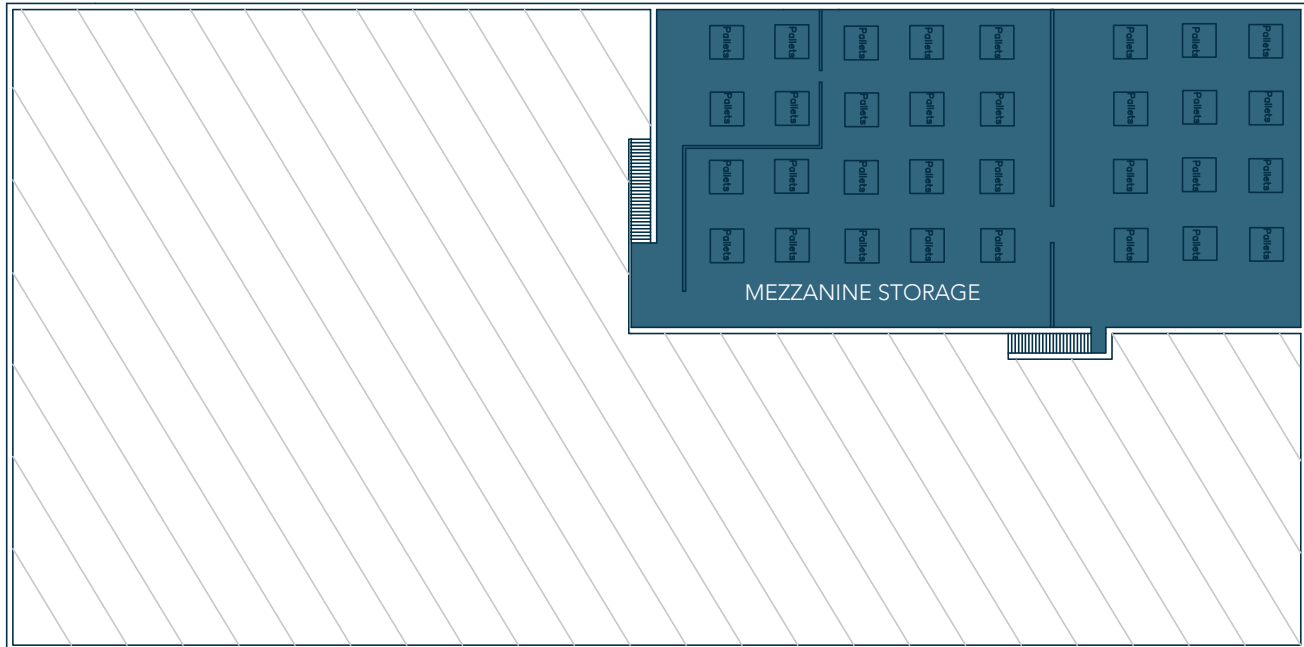


Floor Plan

MAIN FLOOR



MEZZANINE



Property Specifications

ACREAGE	5 Acres	COLUMN SPACING	33' x 50'
ZONING	Warehouse, Light Industrial	LIGHTING	
YEAR BUILT	1985	Office	Fluorescent
FLOORS	Single-story with mezzanine	Warehouse	LED
FLOOR LOAD		FIRE PROTECTION	Wet System with Electric Fire Pump
Warehouse	Concrete slab on grade	POWER	3-Phase, 4-wire, 600 Amps / 208/ 480V
PROPERTY ACCESS		HEATING	
Nearby HWY	HWY 12 (1.2 Miles North) I-29 (73 Miles)	Office	Gas Forced Air RTU
Airport Access	Aberdeen Regional Airport (2.3 Miles)	Warehouse	Radiant Heat
BUILDING SIZE	25,000 SF	AIR CONDITIONING	
Total Office	5,000 SF (8' Ceiling Height)	Office	RTU
Warehouse	15,000 SF (18' Ceiling Height)	Warehouse	None
Mezzanine	5,000 SF	ROOF	
BUILDING IMAGE		Construction	EPDM
Building Materials	Concrete panel	Age	31 Years
Surrounding Buildings	Metal panel & Masonry in the area	TELECOM SERVICE PROVIDER	
Signage	Potential along 8th Avenue	Fiber Optic	Provided by NVC
Street Exposure	Building fronts Corporation Street	DRIVE-IN'S	1- West facing
PARKING		Size	14'x16'
Employee	25+ Stalls	DOCKS	1- West facing
		size	9'x10'
		Lights	No
		Leveler	Yes
		Lock	No
		Dolly Pads	None

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.

