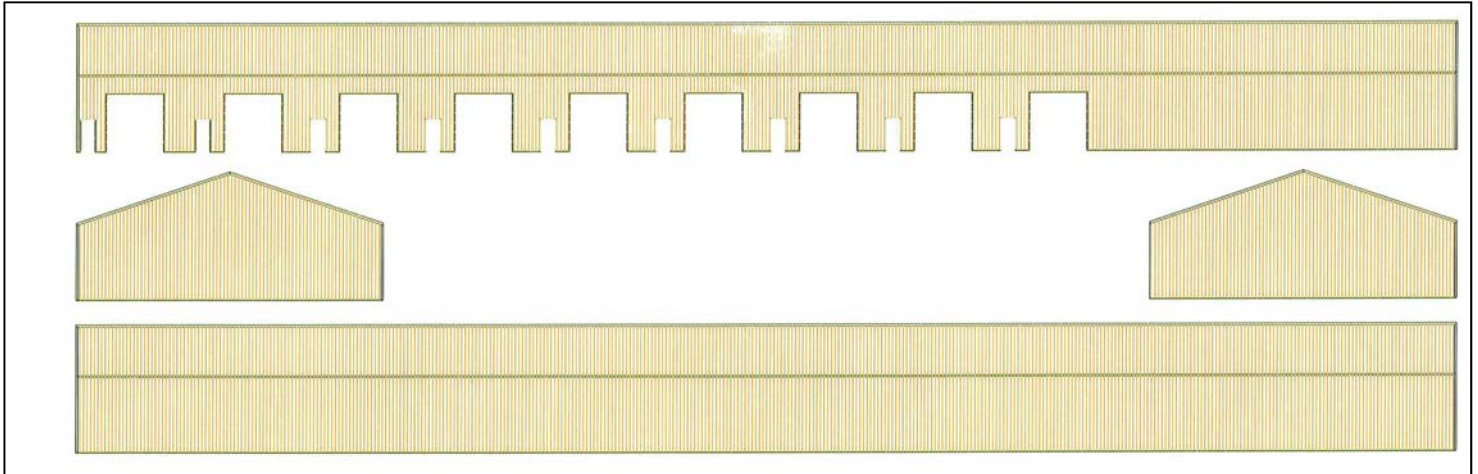


# For Sale or Lease Shop/Storage Units

800 9th Avenue North  
Brandon, SD 57005



**List Price/Unit:** \$62,000 (\$40.36/sq. ft.)  
**Lease Rate:** \$4.75/sq. ft.  
**Lease Type:** Gross plus Utilities

## Building Information

Maximum Contig. Sq. Ft.:	10,000
Minimum Divisible Sq. Ft.:	1,536
Building sq. ft.:	18,432
Lot Size/sq. ft.:	218,236
Year Built: (Original building)	1985
Remodeled:	Currently under construction
Zoning:	I-1
Type of Construction:	Wood Frame, Metal Panel
Floor:	Concrete
Real Estate Taxes:	\$6,426.48

## Property Highlights

- Shop/storage units.
- Currently under construction.
- Nine 1,536 sq. ft. bays.
- 12' X 12' overhead doors.
- Build to suit owner/tenant requirements.
- Unit size begins at 1,536 sq. ft. and can go up to 10,000 sq. ft. as per tenant/buyer specifications. Contact listing broker for details.
- Common area restrooms.
- 3-phase power available.
- 16' sidewalls.
- Common area parking.
- Entire property is fenced and gated.
- Large lot with room for expansion.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

## Contact

### Bill Connelly, Broker Associate

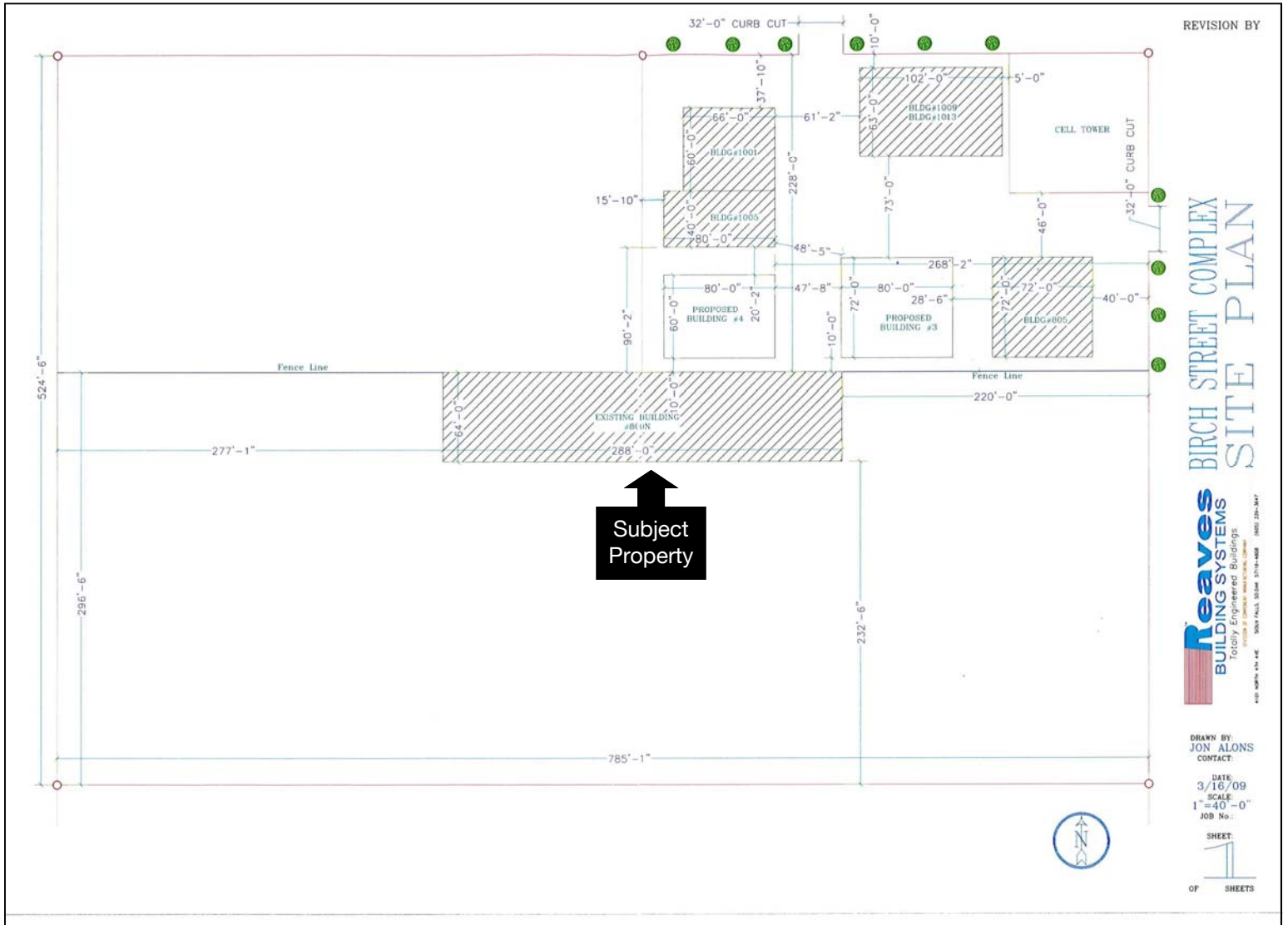
NAI Sioux Falls  
101 N Main Avenue, Suite 213  
Sioux Falls, SD 57104  
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Cell: 605-254-2360  
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Email: [bconnelly@naisiouxfalls.com](mailto:bconnelly@naisiouxfalls.com)  
Website: [www.naisiouxfalls.com](http://www.naisiouxfalls.com)



# NAI Sioux Falls

Commercial Real Estate Services, Worldwide.

# Site Plan



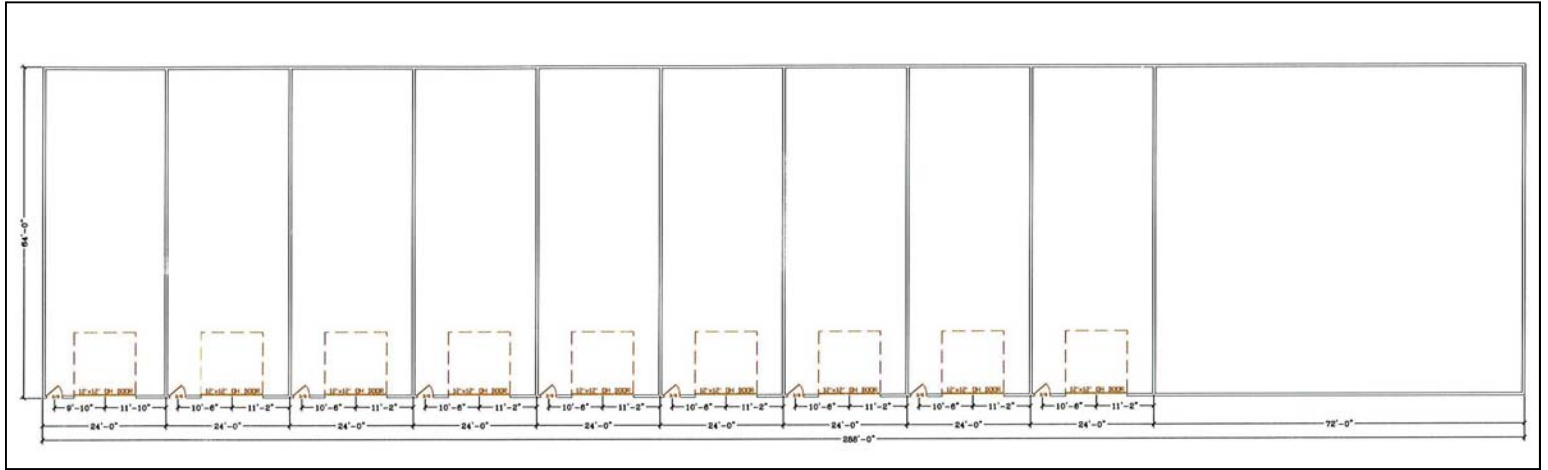
REVISION BY

BIRCH STREET COMPLEX  
SITE PLAN

**Reaves**  
BUILDING SYSTEMS  
Totally Engineered Buildings  
1000 S. 10th St. Suite 200  
Sioux Falls, SD 57104-4408 (605) 336-3477

DRAWN BY:  
JON ALONS  
CONTACT:  
DATE:  
3/16/09  
SCALE:  
1"=40'-0"  
JOB No.:  
SHEET:  
OF SHEETS

# Floor Plan



# Aerial View

