



Madison Spec Warehouse

489 SE 12th Street, Madison, SD 57042

Property Features

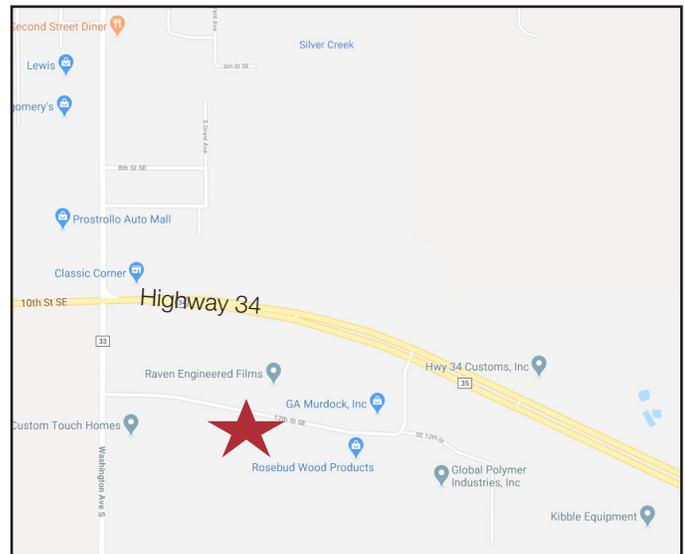
- Building size: 16,000 sq. ft. (80' x 200')
- Lot size: +/- 3.5 acres (152,440 sq. ft.)
- Zoning: Light manufacturing district
- 6 inch concrete floor poured March 2020
- Two loading docks
- One 14' x 14' roll-up door
- Side wall height: 20'
- Large lot, plenty of parking
- Sprinkler/ fire alarm
- 3 phase power, 400 amp service with conduit for 1,000 amp service
- Immediate availability

Pricing

- Sale price: \$880,000 (\$55.00/ sq. ft.)
- Lease rate: \$4.40/sq. ft. NNN
- Estimated NNN expenses: \$1.50/ sq. ft.

Location

- Located in Madison, SD home to Dakota State University
- Area neighbors include: Raven Industries, Custom Touch Homes, Rosebud Wood Products, Kibble Equipment

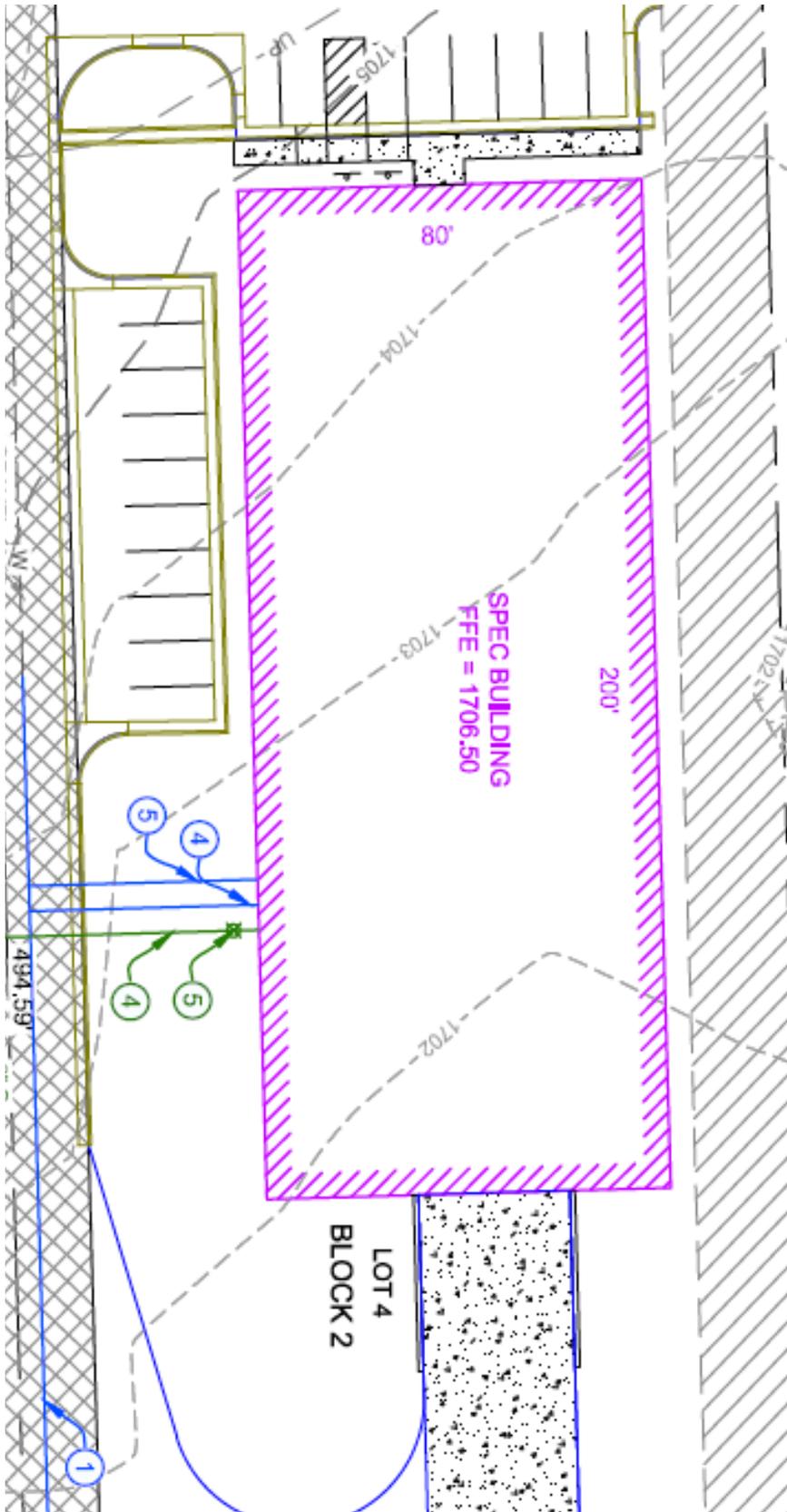


Marcus Mahlen CCIM

605 228 9744 mobile

mmahlen@naisiouxfalls.com

For Sale or Lease
Industrial Building



For Sale or Lease
Industrial Building



For Sale or Lease
Industrial Building

Mileage to I-29 & I-90 from
489 SE 12th Street, Madison, SD 57042

