

For Lease
Office/ Warehouse
\$6.50 NNN Warehouse
\$11.00 NNN Office



Nielson Properties Warehouses

47137 Wetland Place, Harrisburg, SD 57032
(adjacent to Highway 110) - Unit B and C

Property Features

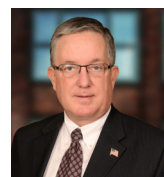
- 3,250 - 7,920 sq. ft. of warehouse space
- 1,102 - 2,260 sq. ft. of main level office space
- 808 - 1,657 sq. ft. of upper level office space
- Available now
- Office space is framed, can be altered to fit tenant needs
- One (1) twelve-foot overhead door
- 18' clear height in warehouse

Pricing

- Warehouse space: \$6.50/sq. ft. NNN
- Office space: \$11.00/ sq. ft. NNN

Location

- Located 1 mile east of I-29 off Exit 71
- Area neighbors include: Nielson Construction, SealPros, Quick Health, Paramedics Plus



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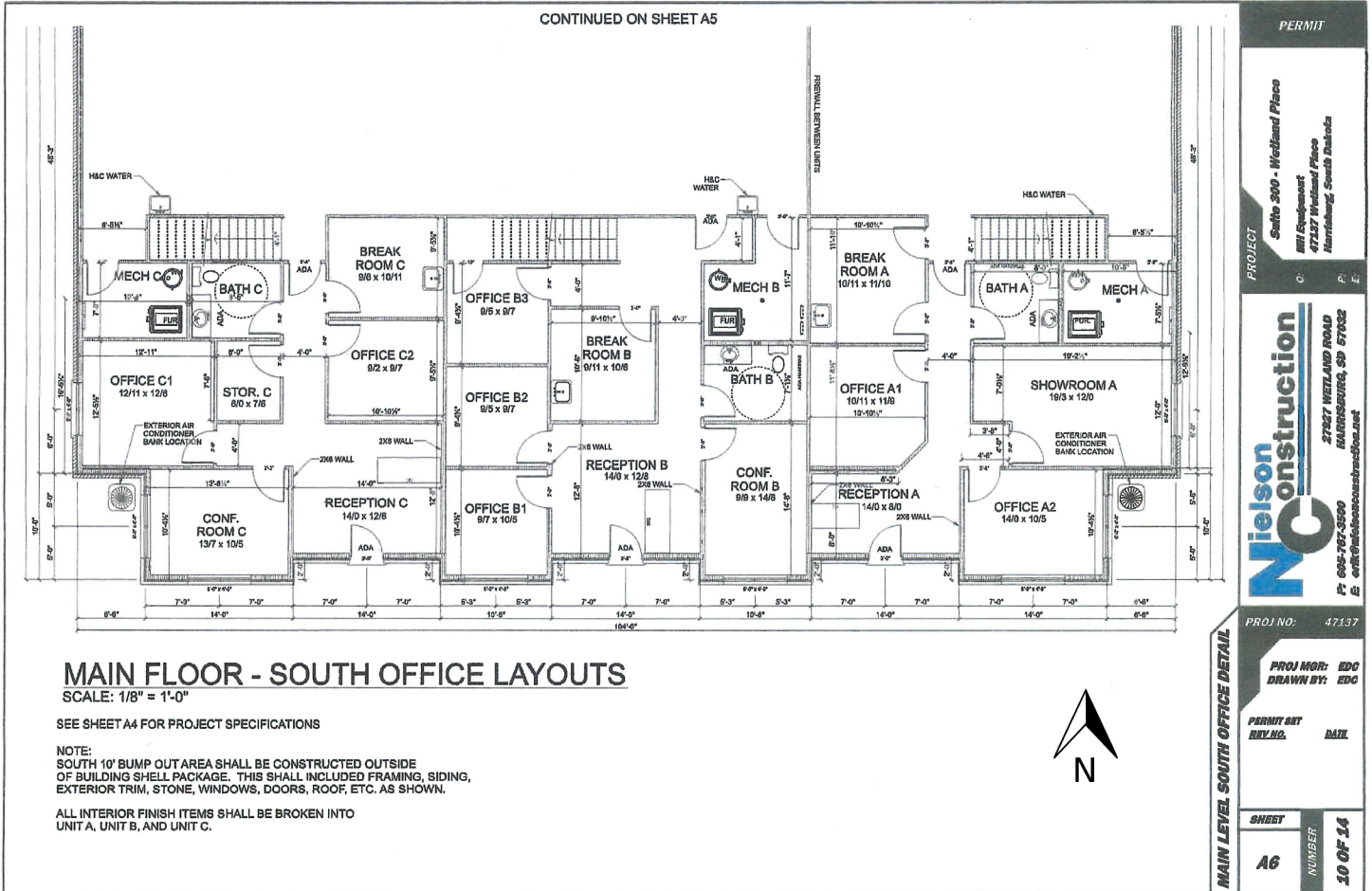
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

FINISH FLOOR ELEVATION = 1452.00
LOWEST OPENING ELEVATION = 1452.00
LOWEST ADJACENT GRADE = 1448.00



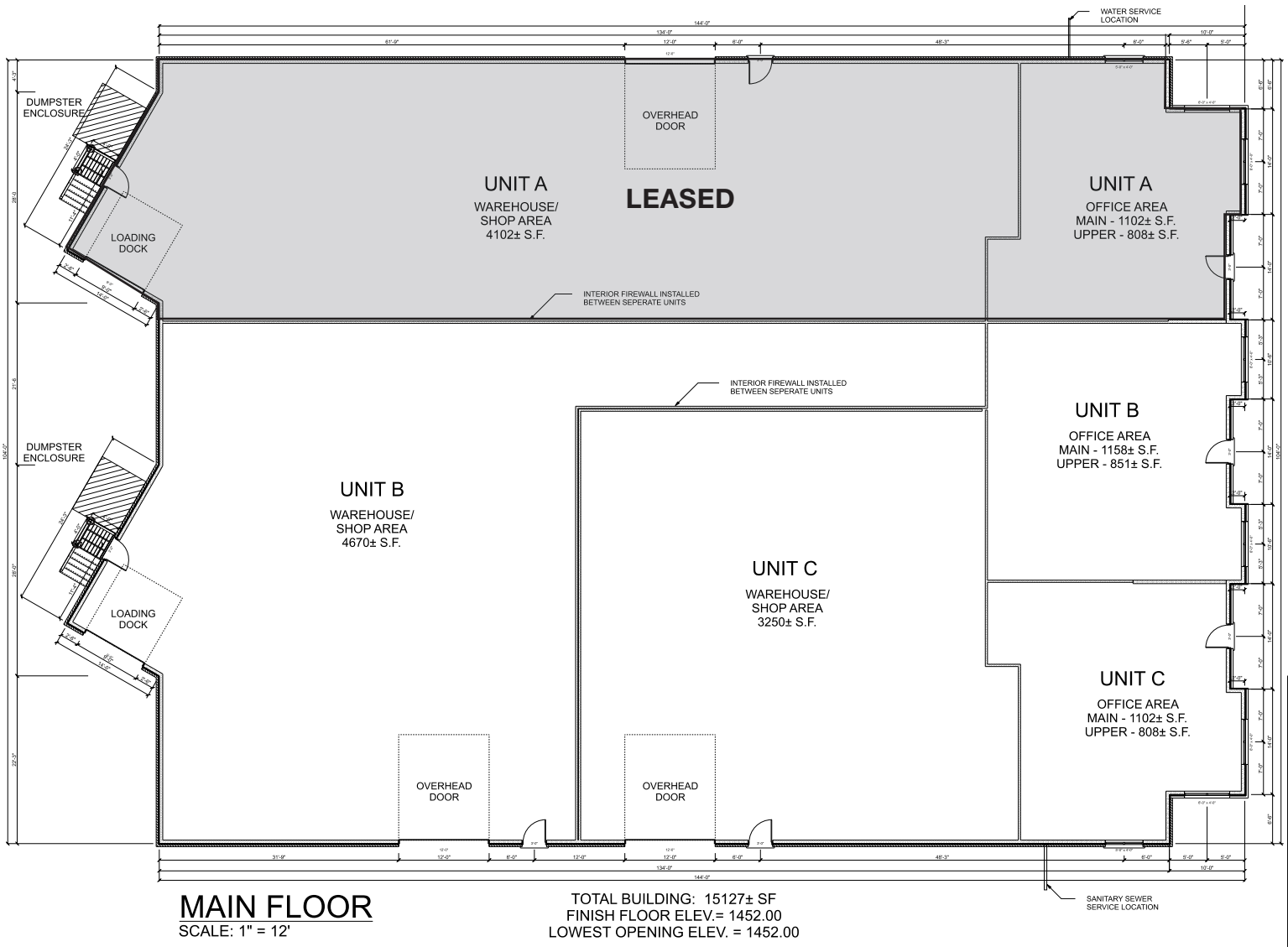
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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Office floor plans

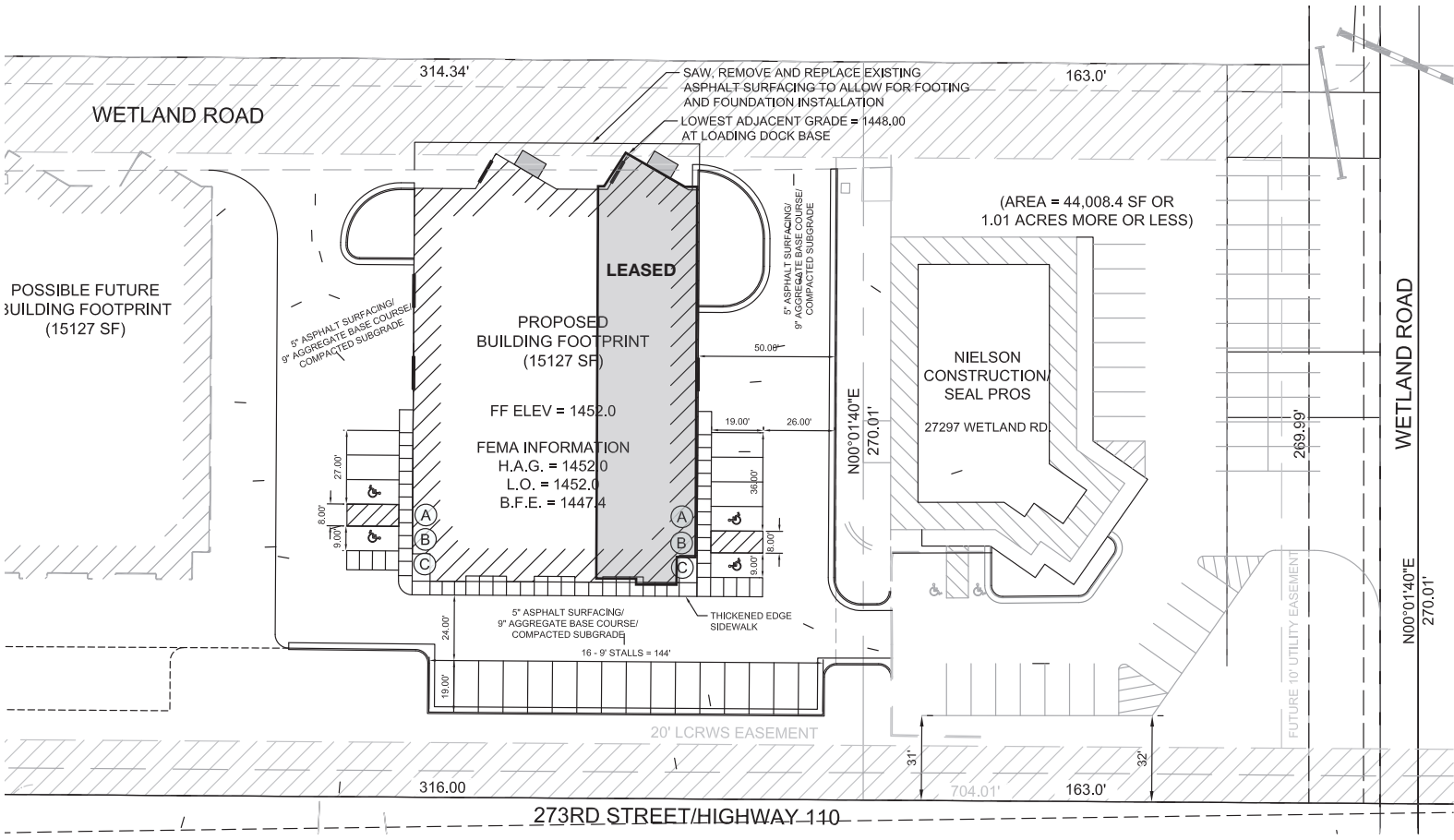
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Interior walls may be reconfigured for tenant needs.



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- LEGEND**
- (A) VAN ACCESSIBLE SIGNAGE
 - (B) ACCESSIBLE AISLE SIGNAGE
 - (C) ACCESSIBLE STALL SIGNAGE

LEGAL DESCRIPTION:
LOT 2 WETLAND ADDITION, SE 1/4 OF THE SW 1/4, SECTION 32, TOWNSHIP 100N, RANGE 50W

BUILDING INFORMATION:
MAXIMUM BUILDING HEIGHT: 24'-0"
- 2 STORY OFFICE AREA ANTICIPATED NEAR SOUTH END OF BUILDING.
DUMPSTER ENCLOSURE TO BE 6' SCREENED/SLATTED FENCE W/GATE

- SHEET INDEX**
1. C1 - SITE PLAN
 2. C2 - GRADING PLAN
 3. S1 - MOUND SYSTEM PLANS
 4. S2 - MOUND SYSTEM DETAILS
 5. A1 - FOOTING & FOUNDATION PLAN
 6. A2 - MAIN LEVEL FLOOR PLAN
 7. A3 - UPPER LEVEL FLOOR PLAN
 8. A4 - MAIN FLOOR NORTH - DETAIL
 9. A5 - MAIN FLOOR CENTER - DETAIL
 10. A6 - MAIN FLOOR SOUTH OFFICE DETAIL
 11. A7 - ELEVATION FRONT/BACK
 12. A8 - ELEVATION LEFT/RIGHT
 13. A9 - ROOF PLAN
 14. A10 - EXTERIOR RENDERINGS



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