

Industrial Building



Pioneer Seed (Corteva) Building

211 Caspian Avenue, Volga, SD 57071

Property Features

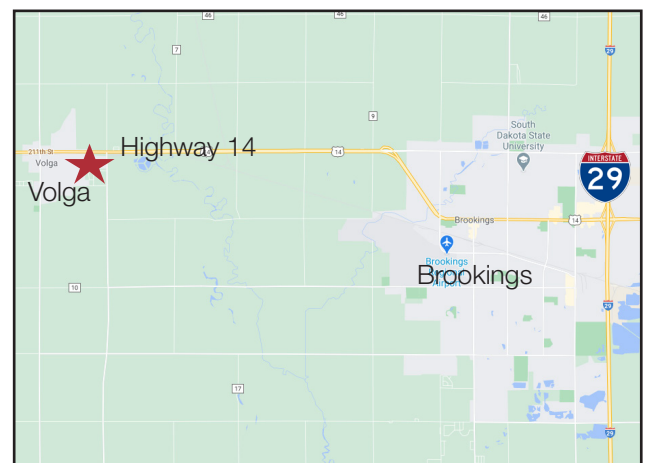
- Total building size: 30,130 sq. ft.
- Main Building:
 - Year built: 2009
 - 18,000 sq. ft. primary seed/chemical handling warehouse
- 2012 Additions:
 - 8,930 sq. ft. shop/warehouse space
 - 3,200 sq. ft. office/conference space
- 14,080 sq. ft. is air conditioned (office and chemical areas)
- Four (4) overhead doors - all 14' high
 - Sizes from East to West
 - 14'x14', 20'x14', 16'x14', and 26'x14'
- 16' sidewall height in warehouse/shop area
- Steel construction
- Concrete apron around majority of building
- Lot size: 5.80 acres (excess land included in sale price)
- Asphalt parking lot with 51 spaces
- Current tenant (Corteva) is in the process of vacating by 12/31/21
- Property will be sold or leased fee simple

Pricing

- List price: \$3,200,000
- Lease rate: \$8.50/ sq. ft. NNN
- Expenses: See page 5

Location

- Located in Volga, South Dakota, just 7 miles west of Brookings, SD along on Highway 14
- Area neighbors include: South Dakota Soy Bean Processors, Dakotaland Federal Credit Union, Prairie Aquatech



For more information:

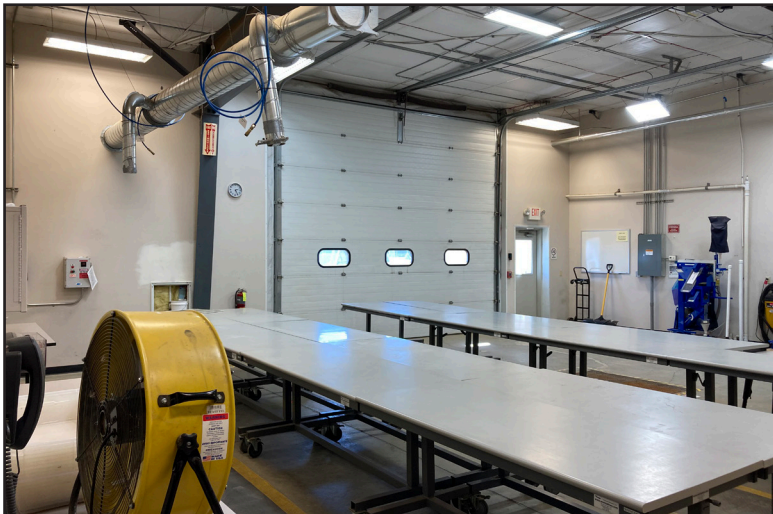
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FOR SALE OR LEASE

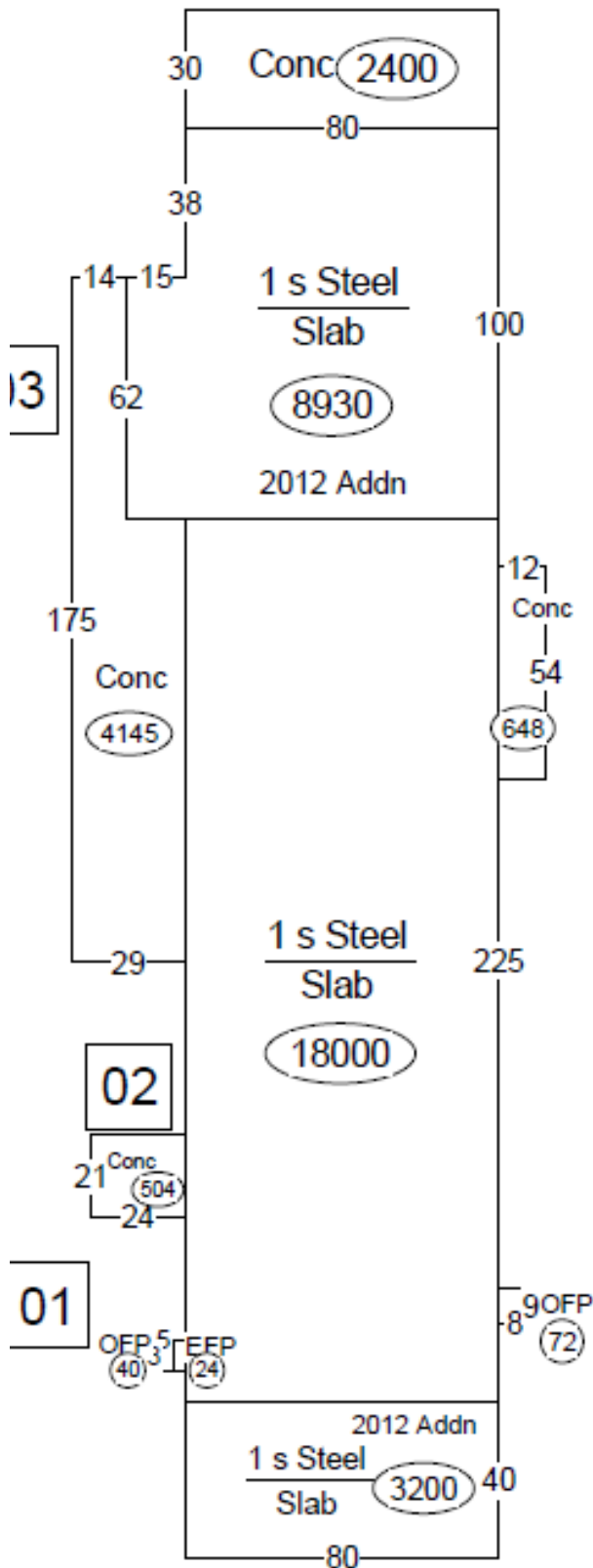


FOR SALE OR LEASE



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Annual Expenses

2020 Real Estate Taxes: \$30,095.06

2019/2020 Averages:

City of Volga: \$30,864.55
(water, sewer, electric)

Garbage/ recycling: \$ 1,751.18

Snow: \$ 3,101.81

Gas: \$ 2,200.57

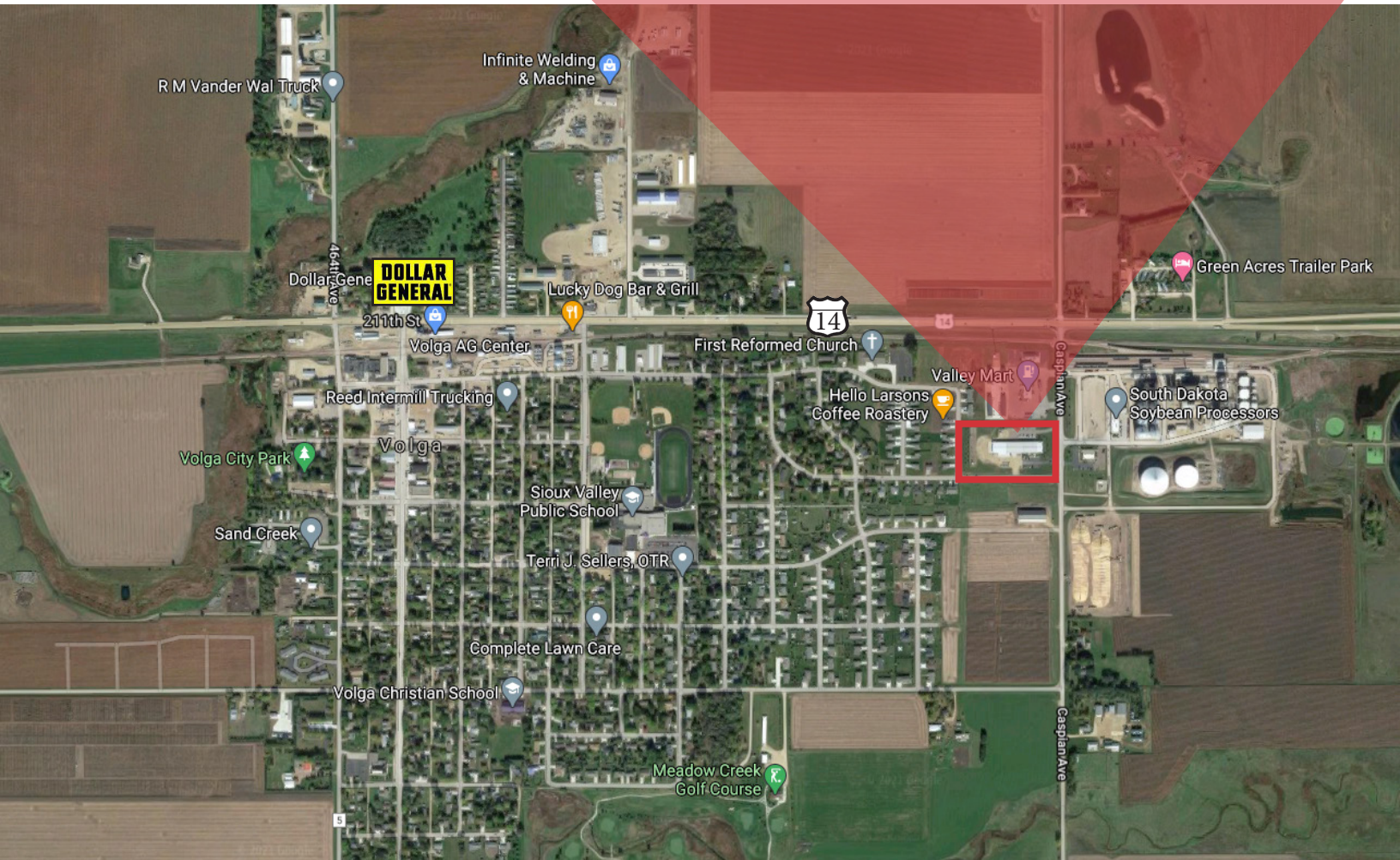
Annual electric service contract: \$ 4,187.58

Lawn: \$ 8,606.87

Expenses not listed:

- Property insurance
- Internet/phone/telcom
- Janitorial

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