

# FOR LEASE



\$1336.00/month  
Gross + Utilities

**Sunset Industrial Space**  
46984 Sunset Blvd. Unit 4, Tea SD 57064



### Highlights:

**Size:** 2,376 SF

**Lease Term:** Gross + Utilities

**Occupancy:** Immediate

**Land Size:** 43,560 SF +/-

**Zoning:** Light Industrial

### Property Details:

- 14' x 14' grade level door front
- 14' x 12' grade level door rear
- Radiant Tube heat in shop
- 14' x 16' office with baseboard heat and wall air unit; restroom
- 16' sidewall height
- 200 AMP single phase service
- Asphalt parking in front of building
- Close proximity to I-29 at Tea Exit 73

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