

46967 Monty Street, Tea, SD Industrial Space for Lease

VANTIS

COMMERCIAL REAL ESTATE ADVISORS



- Land Size: 43,851 +/- SF
- Zoning: Commercial
- Taxes: \$8,450.56
- Year Built: 2003
- Occupancy: Immediate
- For Lease:
 - Lease Rate:
 - Office/Production - \$6.75 PSF
 - Cold Storage - \$3.00 PSF
 - Terms: Gross + Utilities
 - Available:
 - Office/Production - 7,800 SF
 - Cold Storage - 7,800 SF

Features:

- 1,800 SF office with 3 private offices, 2 restrooms & shower
- Large reception/showroom area
- 6,000 SF heated warehouse/production
- 7,800 SF cold storage warehouse
- Two grade-level overhead doors
- Mezzanine storage
- Tool room
- Air line piping
- Exhaust ventilation
- Office to receive new flooring and paint

Scott Van Ginkel, Broker
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2000 West 42nd Street, Suite B-6, Sioux Falls, S.D. 57105 Ph. (605) 334-4882 Fax (605) 334-5745

BUYER/ADDRESS:
SELECT BUILDERS
46967 MONTY STREET
TEA, SD 57064

SCALE: 1"=50'

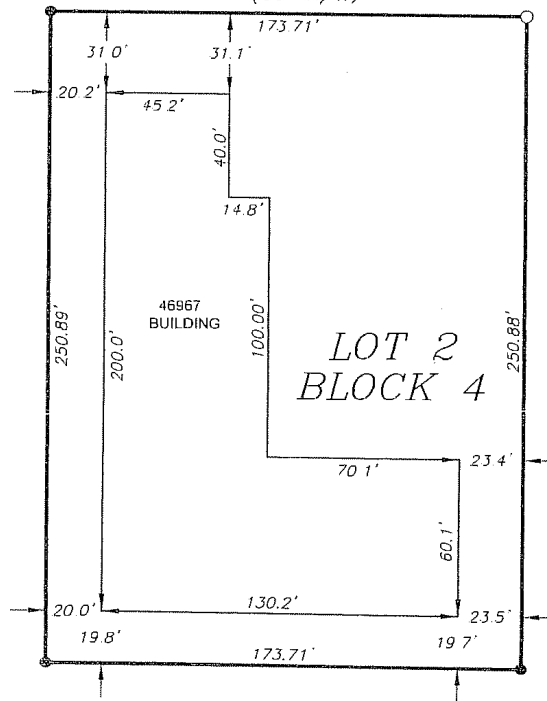
HAGEDORN INDUSTRIAL

MONTY STREET
(66' R/W)

LOT 3

LOT 2
BLOCK 4

LOT 1



PARK ADDITION

LEGAL DESCRIPTION:

LOT 2 IN BLOCK 4 OF HAGEDORN INDUSTRIAL PARK ADDITION
IN THE SE 1/4 OF SECTION 25, T100N, R51W, 5TH P.M.
LINCOLN COUNTY, SOUTH DAKOTA.

LEGEND:

- FD MONUMENT
- (R) RECORD INFORMATION
- SET MONUMENT