



COMMERCIAL REAL ESTATE

Josmer North Industrial Building

1303 N. Carla Ave | Tea, SD 57064



OFFERING MEMORANDUM

Amy Ibis, Broker, Associate
605.359.4430
amy@vantiscommercial.com

Tom Van Ginkel, Broker, Associate
605.321.8215
tom@vantiscommercial.com

Industrial Space For Lease

Highlights

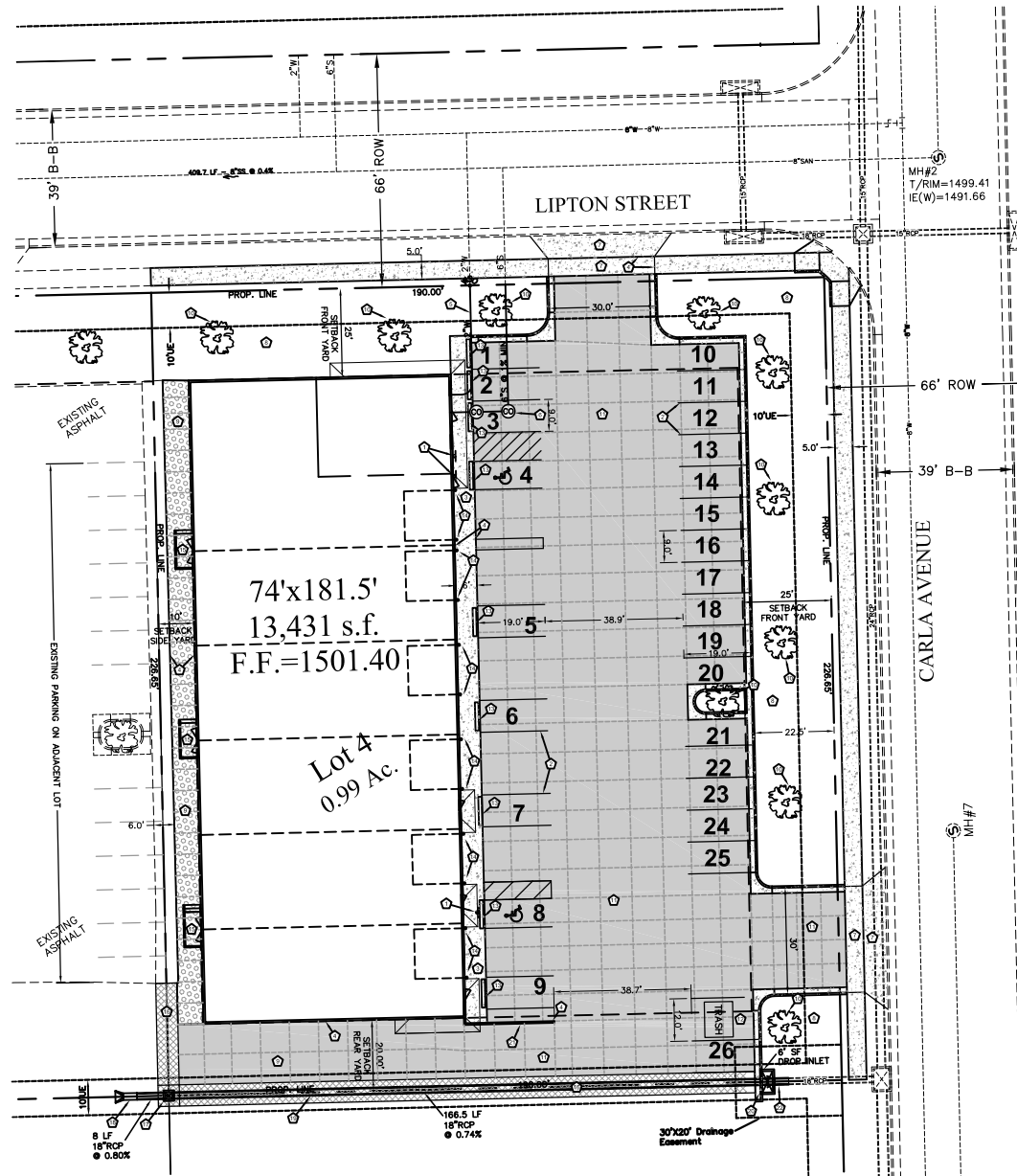
- **Square Feet:** 1,984 SF Bay
- **Lease Rate:** \$7.50 NNN + Utilities
- **Zoning:** Industrial

Property Details

- 1 - 14 x 9 Office & Restroom
- 20' Side Walls
- Floor Drains
- Gas Radiant Tube Heat
- Paved Parking
- 14 x 14 Overhead Doors
- Efficient High Bay Fluorescent Lighting
- Daylight Windows In Shop/Warehouse Area
- AC In Each Office



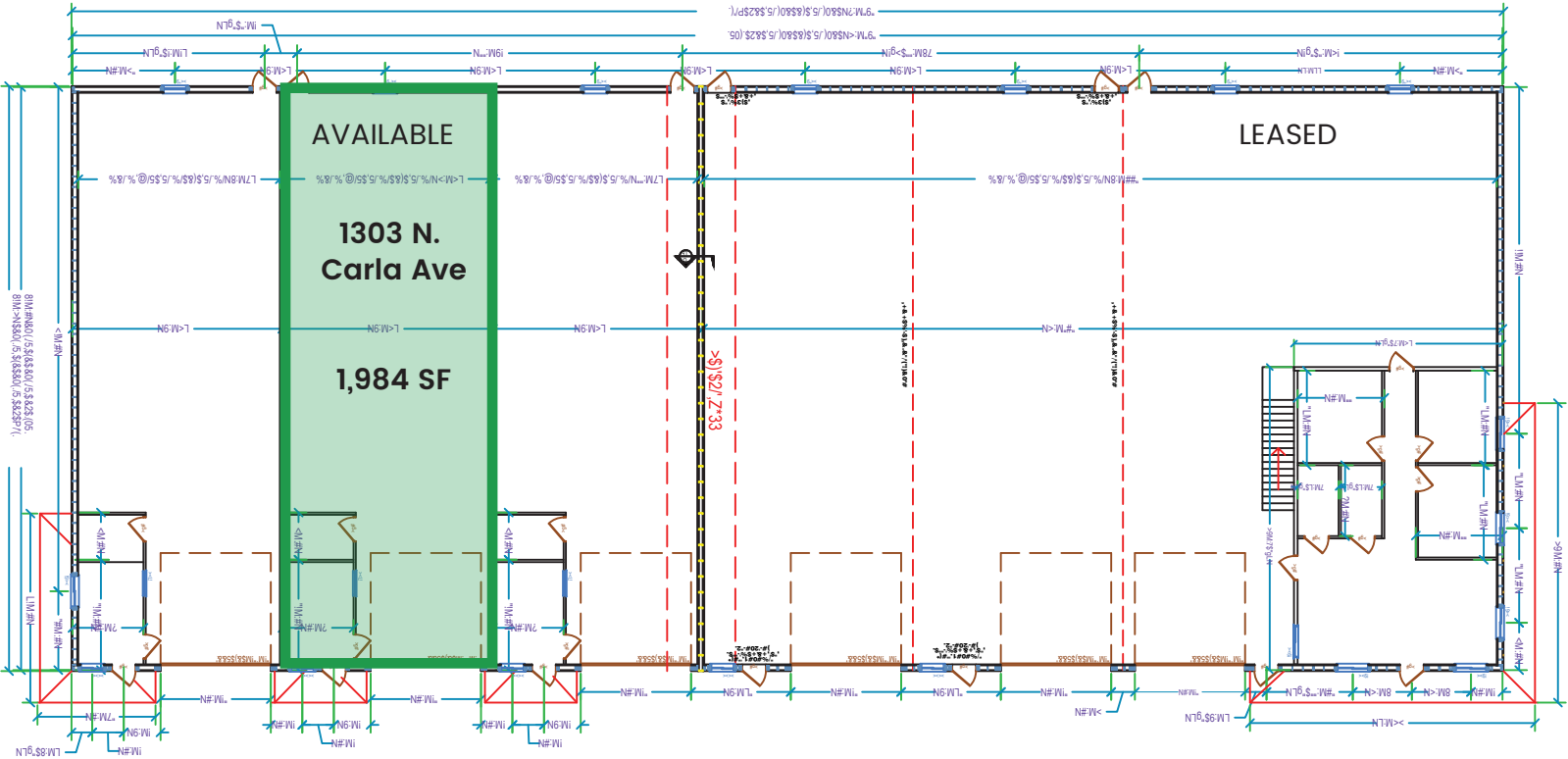
Site Plan



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Floor Plan



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Aerial Photos



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Retail Map



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