



# VANTIS

COMMERCIAL REAL ESTATE

## Contractor Shop For Lease: \$9.60 PSF

27077 Thomas Ave,  
Tea, SD 57064

### OFFERING MEMORANDUM

Tom Van Ginkel  
Broker Associate  
[tom@vantiscommercial.com](mailto:tom@vantiscommercial.com)  
O 605-215-0940 | C 605-321-8215

# For Lease

**For Lease: \$9.60 PSF**

27077 Thomas Ave,  
Tea, SD 57064

## Highlights

|            |                      |
|------------|----------------------|
| Price PSF: | \$9.60               |
| Terms:     | Gross plus utilities |
| Size:      | 2,000 SF             |
| Occupancy: | TBD                  |

## Property Features

- Zoned I-1 Light Industrial
- Quick access to I-29, future Hwy 100, and future 85th St interchange
- Gas forced air heat in the shop
- P-Tak heated and cooled office & restroom
- Outside storage
- 16' sidewall height



**VANTIS**

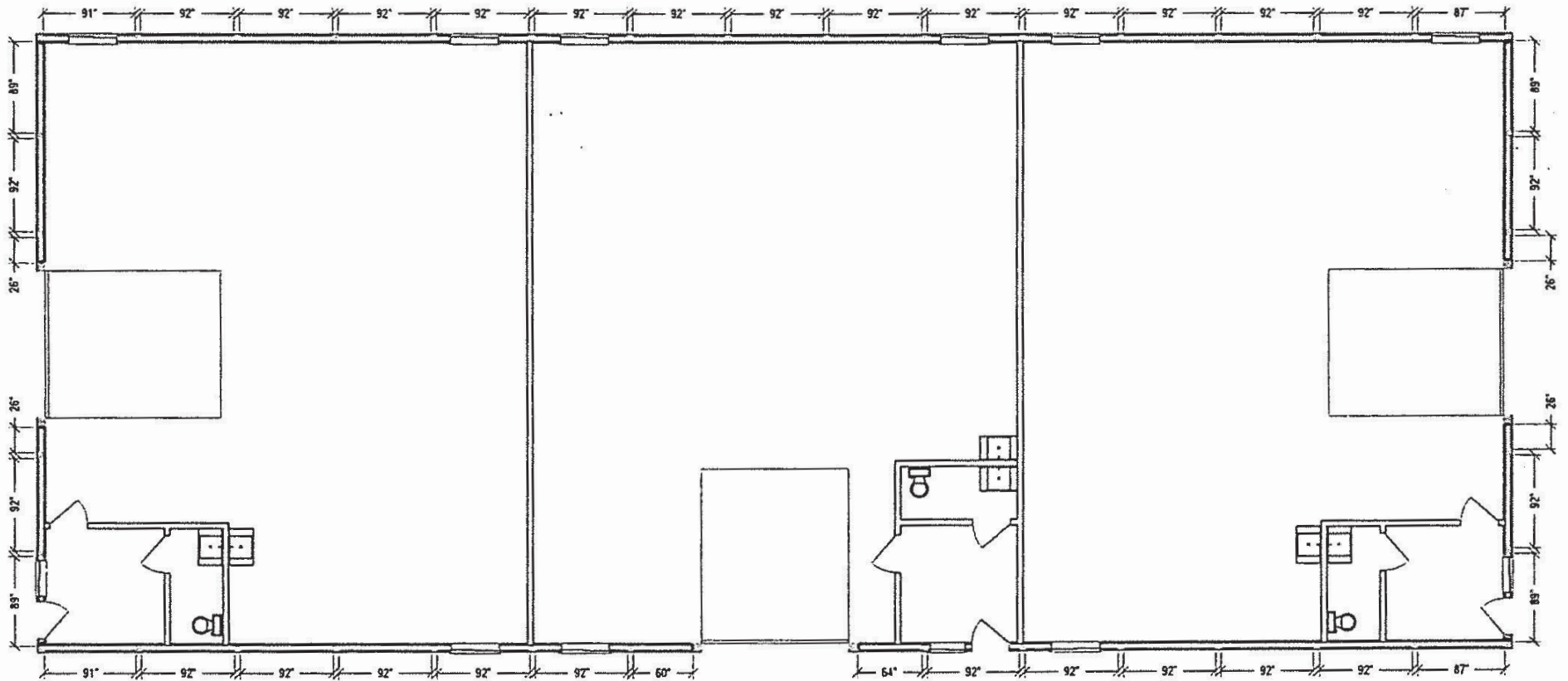
Tom Van Ginkel  
Broker Associate  
tom@vantiscommercial.com  
O 605-215-0940 | C 605-321-8215



# Floor Plan

**For Lease: \$9.60 PSF**

27077 Thomas Ave,  
Tea, SD 57064



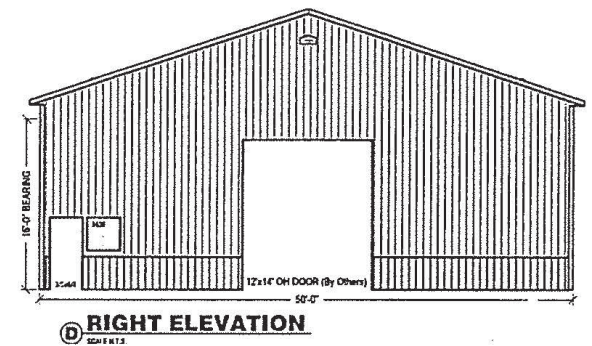
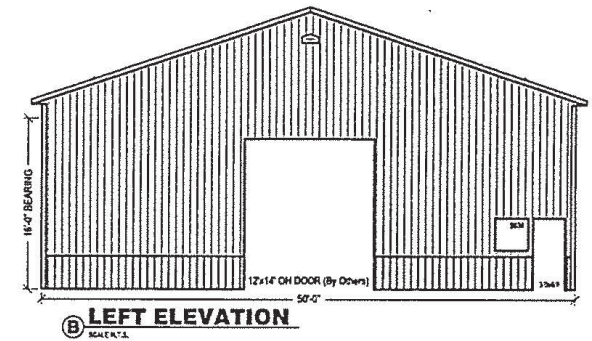
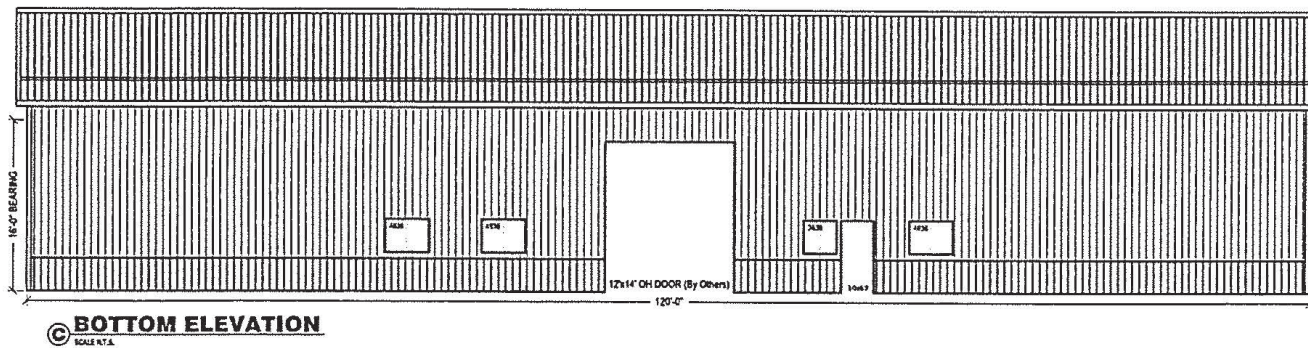
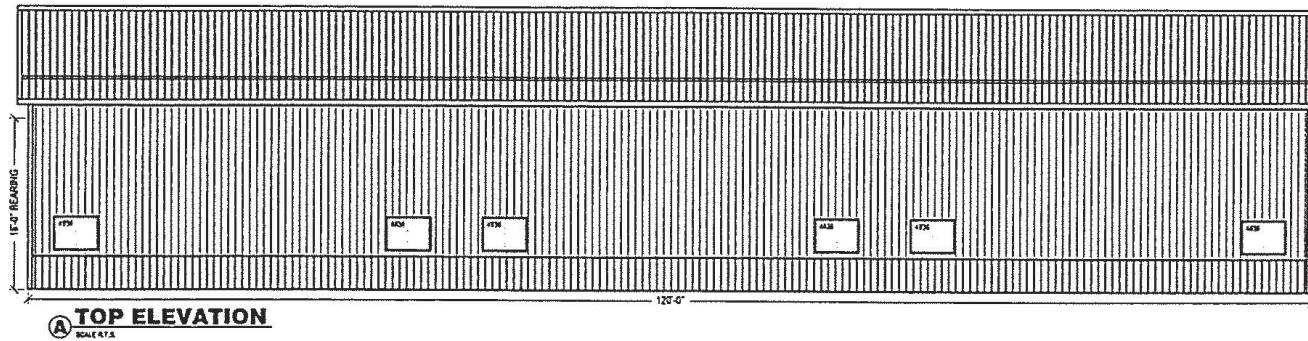
**VANTIS**

Tom Van Ginkel  
Broker Associate  
tom@vantiscommercial.com  
O 605-215-0940 | C 605-321-8215

# Elevation

For Lease: \$9.60 PSF

27077 Thomas Ave,  
Tea, SD 57064



**VANTIS**

Tom Van Ginkel  
Broker Associate  
tom@vantiscommercial.com  
O 605-215-0940 | C 605-321-8215



Aerial  
Photo

For Lease: \$9.60 PSF

27077 Thomas Ave,  
Tea, SD 57064

Brandon Plumbing  
Heating, Inc.  
605-215-4550

VANTIS

Tom Van Ginkel  
Broker Associate  
tom@vantiscommercial.com  
O 605-215-0940 | C 605-321-8215



# Market Overview Map



VANTIS

Tom Van Ginkel  
Broker Associate  
tom@vantiscommercial.com  
O 605-215-0940 | C 605-321-8215