

VANTIS

COMMERCIAL REAL ESTATE

Tea Industrial Park Building for Lease

27065 Mueller Place,
Sioux Falls, SD 57108

OFFERING MEMORANDUM

Scott Van Ginkel
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Madison Hulscher
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For Lease

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Highlights

Lease Rate: \$6.50 PSF, NNN
Estimated NNN: \$2.00
Lawn & Snow contracted and paid directly by Tenant

Property Details

- 7,700 SF total building
- 1,056 SF office with mezzanine storage above
- Light Industrial
- Reception, executive office, and conference room
- 3 phase power
- One truck high dock door
- One 10' x 12' grade level door
- Located within blocks of Tea exit 73
- Convenient access to I-29 and soon to be constructed Hwy 100



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Property Photos

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Site Plan

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Aerial Photo

Tea Industrial Park Building for Lease

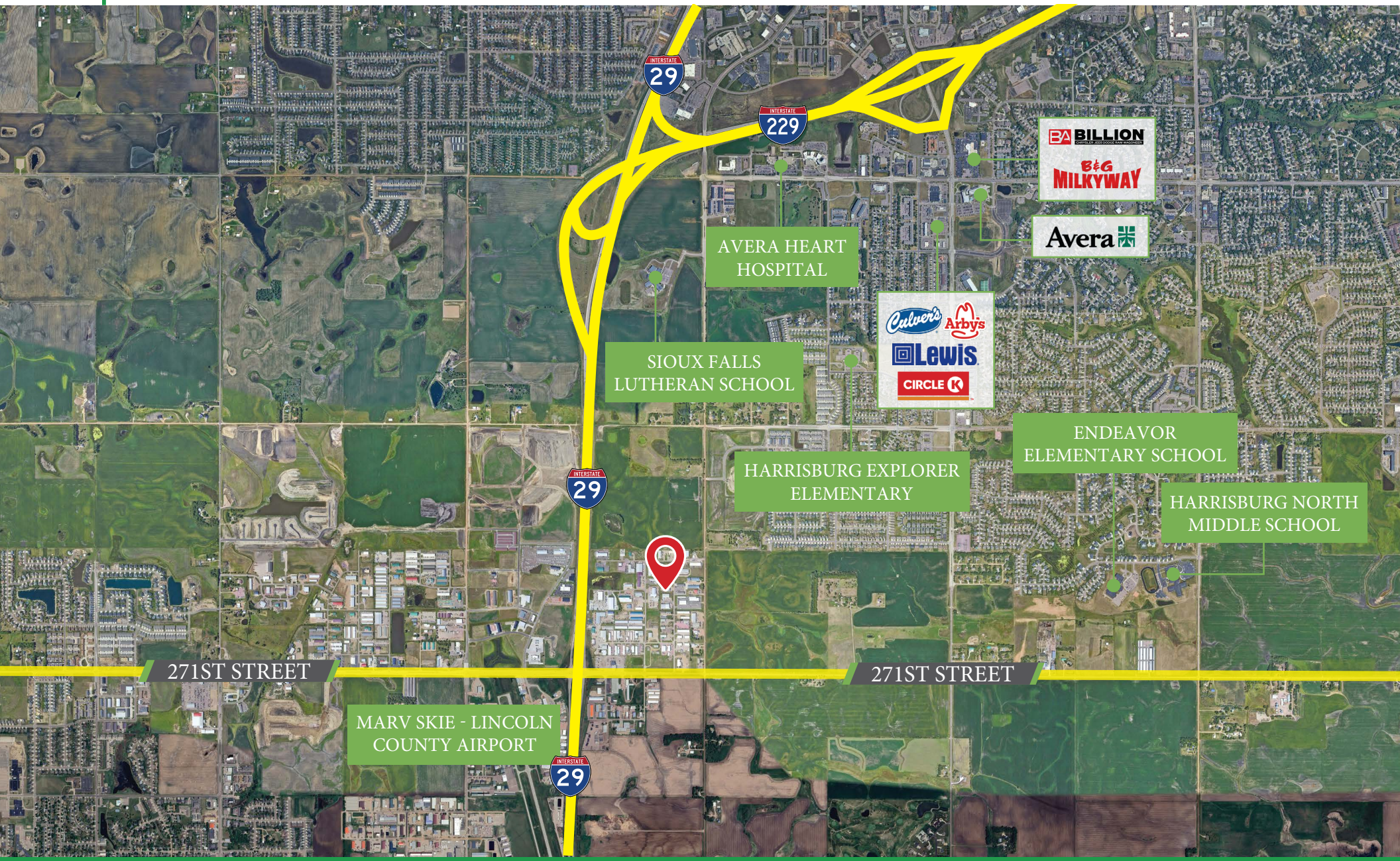
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Market Overview Map



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