

VANTIS

COMMERCIAL REAL ESTATE



For Lease: Industrial Space

46911 Cody Trail, Unit 1

Tea, SD 57064

OFFERING MEMORANDUM

Scott Van Ginkel
Broker
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Madison Hulscher
Broker Associate
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For Lease

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Highlights

Square Feet: 1,485 SF
Lease Rate: \$1,195.00 per month, NNN included
Estimated NNN: \$2.77 PSF
Available: October 1, 2024

Property Details

- Forced air heat
- 14' x 14' overhead door
- Restroom
- 3 phase power available
- Located on hard-surface with excellent access to Tea Ellis Road and I-29
- Multi-tenant industrial building located in the D&L Industrial Park near Tea



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Site Plan

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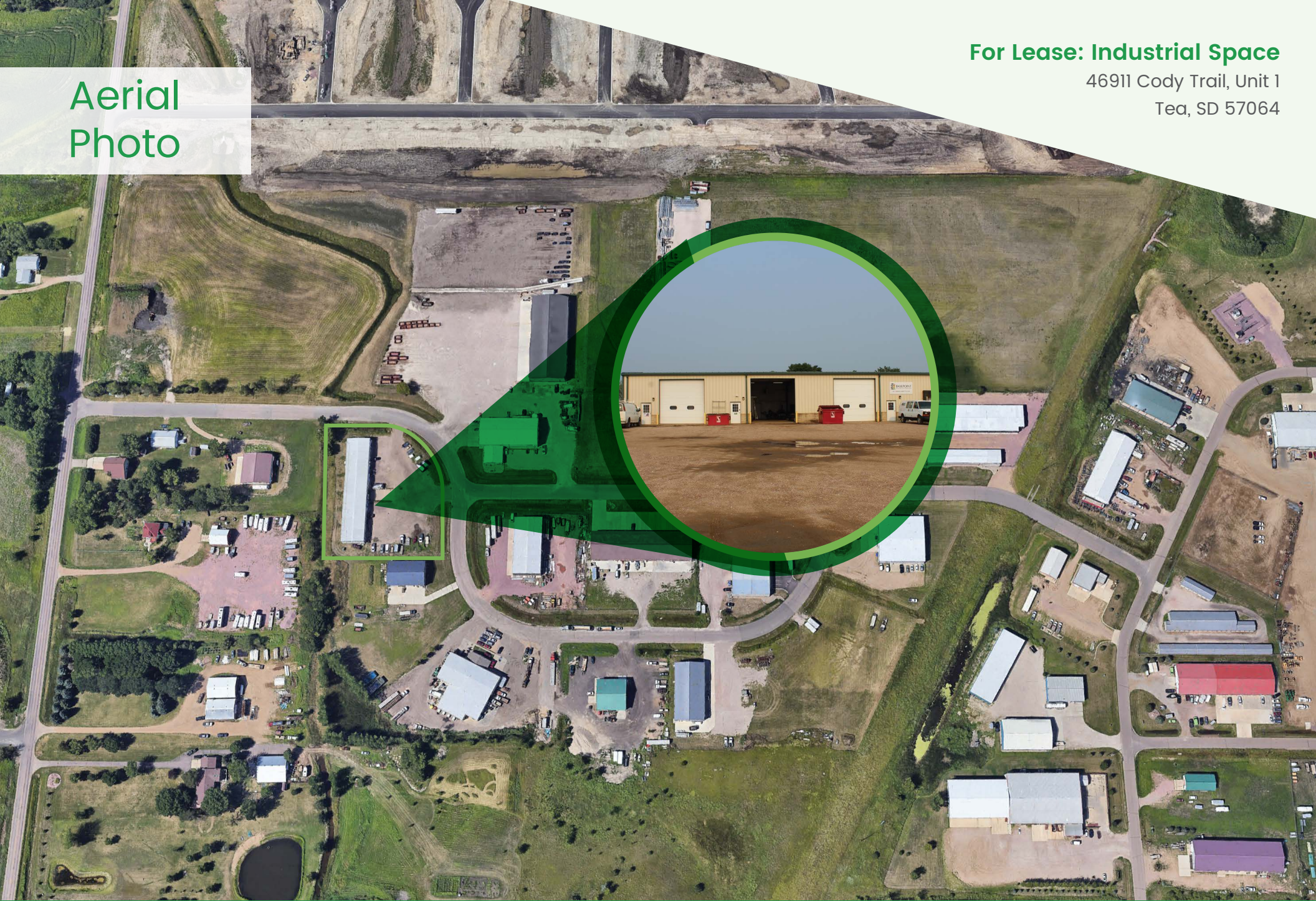
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Aerial
Photo

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Market Overview Map



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