

VANTIS

COMMERCIAL REAL ESTATE



For Lease: \$10.50/SF

27050 S Sunrise Ave

Tea, SD

OFFERING MEMORANDUM

Tom Van Ginkel
Broker Associate
605.321.8215
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For Lease

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27050 Sunrise Avenue

Tea, SD 57108

Highlights

Lease Term:	Gross Plus Utilities
Lease Rate:	\$10.50/SF
Zoning:	I-1 Light Industrial
Occupancy:	Available fall of 2024
Year Built:	2024
Square Feet:	2,550-3,825 SF

Property Details

- Brand new construction
- Office and Bathroom
- 16' sidewall height
- 14'x14' overhead door
- Fenced in outdoor storage
- Easy Access to I-29
- Natural Gas forced air heater
- Floor drains in each bay



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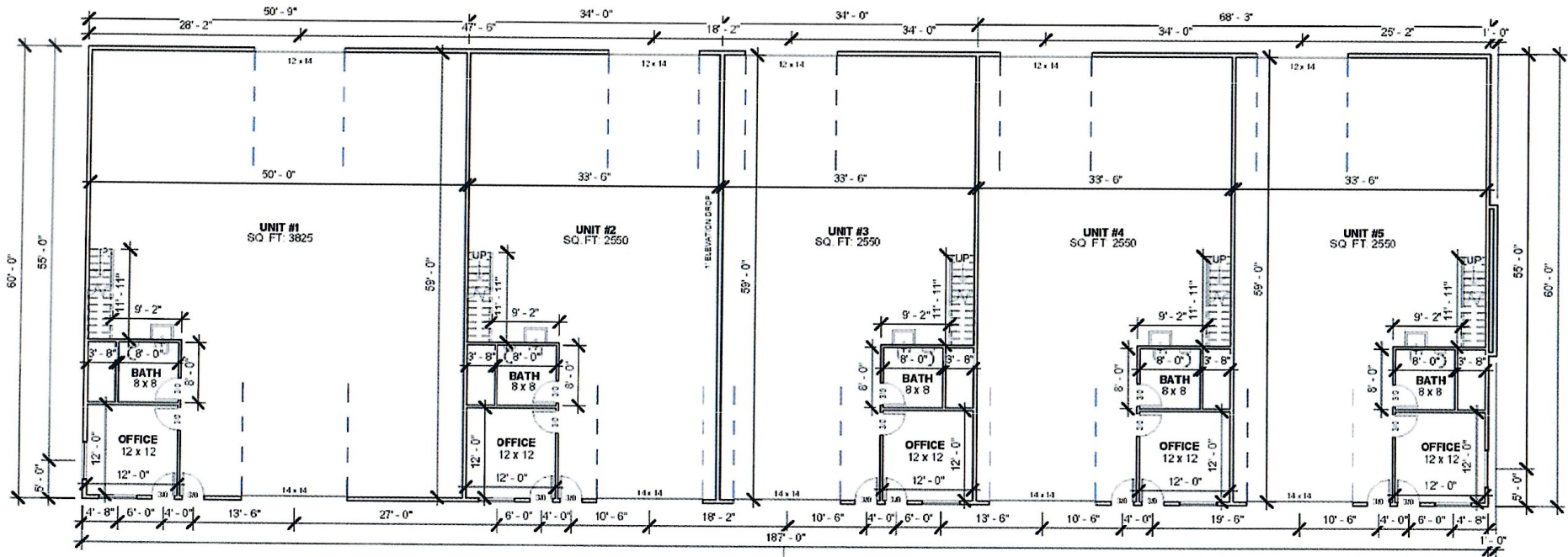
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Floor Plan

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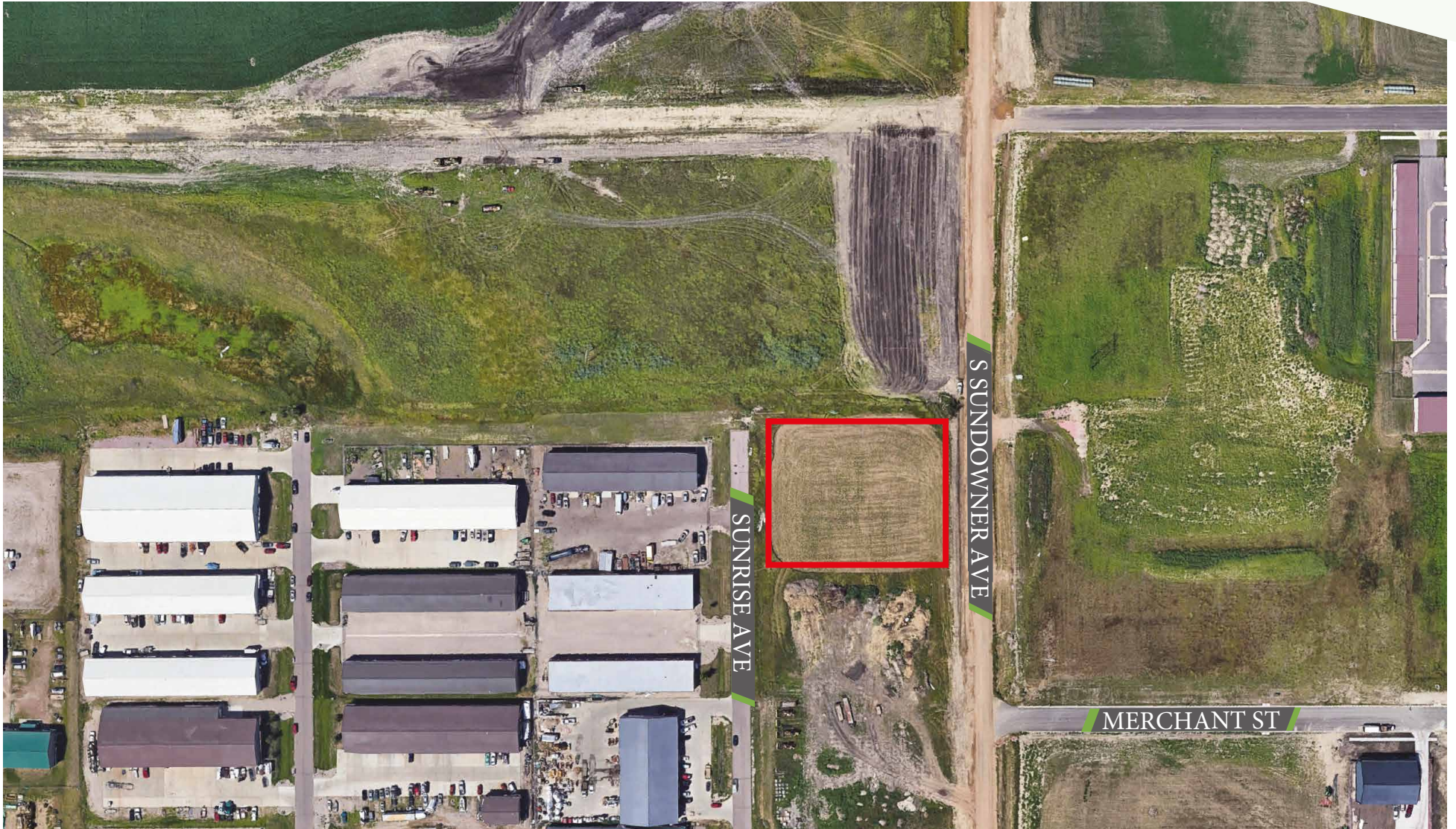
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Site Plan

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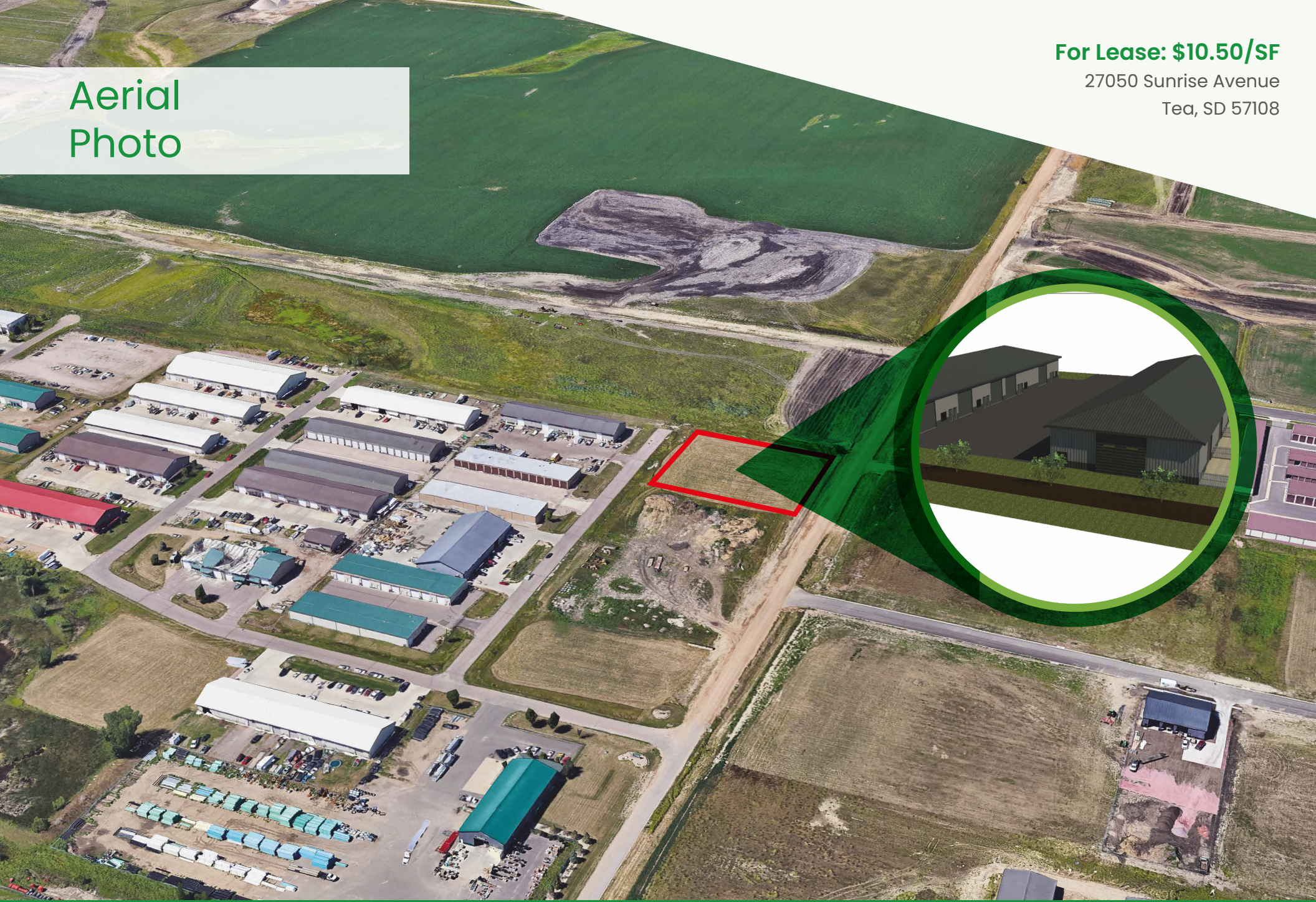
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Aerial
Photo

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Market Overview Map



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