

VANTIS

COMMERCIAL REAL ESTATE

HUSSMANN®

1520

For Lease: \$7.75 PSF

1520 Monty Street, Suite # 1

Tea, SD 57064

OFFERING MEMORANDUM

Amy Ibis
Broker Associate
605-359-4430

Amy@vantiscommercial.com

Barbara Bormann
Broker Associate
605-941-5478

Barbara@vantiscommercial.com

For Lease

For Lease: \$7.75 PSF

1520 Monty Street, Suite #1
Tea, SD 57064

Highlights

Available SF: 4,875
Base Rent: \$7.75/PSF or \$3,148/month
Terms: NNN
Zoning: Light Industrial

Property Details

- Shop Space: 3,600 sq ft. (48x75)
- Office includes reception, two (2) offices, breakroom with kitchenette
- Overhead door
- Dock door with edge of dock leveler
- 18' high sidewall height
- Daylight windows
- Radiant tube heating system
- Floor drains with cemented pit
- Outside Storage
- City water/sewer



VANTIS

Amy Ibis
Broker Associate
605-359-4430
Amy@vantiscommercial.com

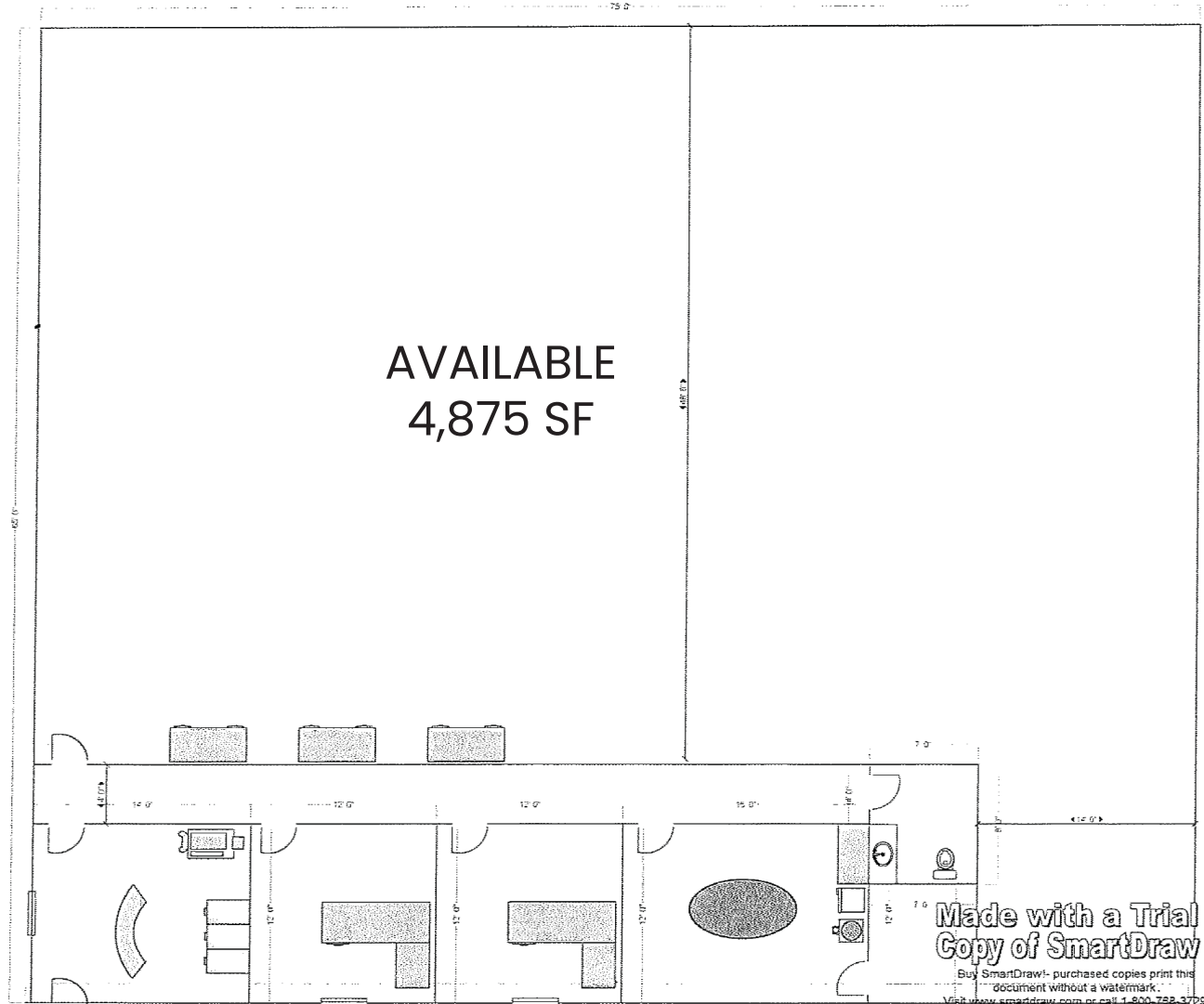
Barbara Bormann
Broker Associate
605-941-5478
Barbara@vantiscommercial.com

Floor Plan

For Lease: \$7.75 PSF

1520 Monty Street, Suite #1

Tea, SD 57064



VANTIS

Amy Ibis
Broker Associate
605-359-4430

Amy@vantiscommercial.com

Barbara Bormann
Broker Associate
605-941-5478

Barbara@vantiscommercial.com

Site Plan

For Lease: \$7.75 PSF

1520 Monty Street, Suite #1

Tea, SD 57064



VANTIS

Amy Ibis
Broker Associate
605-359-4430
Amy@vantiscommercial.com

Barbara Bormann
Broker Associate
605-941-5478
Barbara@vantiscommercial.com

Aerial
Photo

For Lease: \$7.75 PSF

1520 Monty Street, Suite #1

Tea, SD 57064



VANTIS

Amy Ibis
Broker Associate
605-359-4430
Amy@vantiscommercial.com

Barbara Bormann
Broker Associate
605-941-5478
Barbara@vantiscommercial.com

Market Overview Map



VANTIS

Amy Ibis
Broker Associate
605-359-4430
Amy@vantiscommercial.com

Barbara Bormann
Broker Associate
605-941-5478
Barbara@vantiscommercial.com