

The logo for VANTIS, featuring the word "VANTIS" in white, bold, uppercase letters on a green rectangular background.

# VANTIS

COMMERCIAL REAL ESTATE



## Warehouse/Shop For Lease

230 Beech Ave,

Tea, SD 57064

OFFERING MEMORANDUM

Tom Van Ginkel  
Broker Associate  
605-321-8215  
Tom@vantiscommercial.com

# For Lease

**For Lease: \$8.50 PSF**

230 Beech Ave,  
Tea, SD 57064

## Highlights

Price PSF: \$8.50  
Terms: NNN plus utilities  
Size: 2,475 SF  
Occupancy: October 1, 2025

## Property Details

- Zoned I-1 Light Industrial
- Easy access to I-29 Future Hwy 100
- Two 14'x14' overhead doors
- Natural gas forced air heat in the shop
- Mini-split heat & A/C in the office & restroom
- Floor Drains
- Paved lot



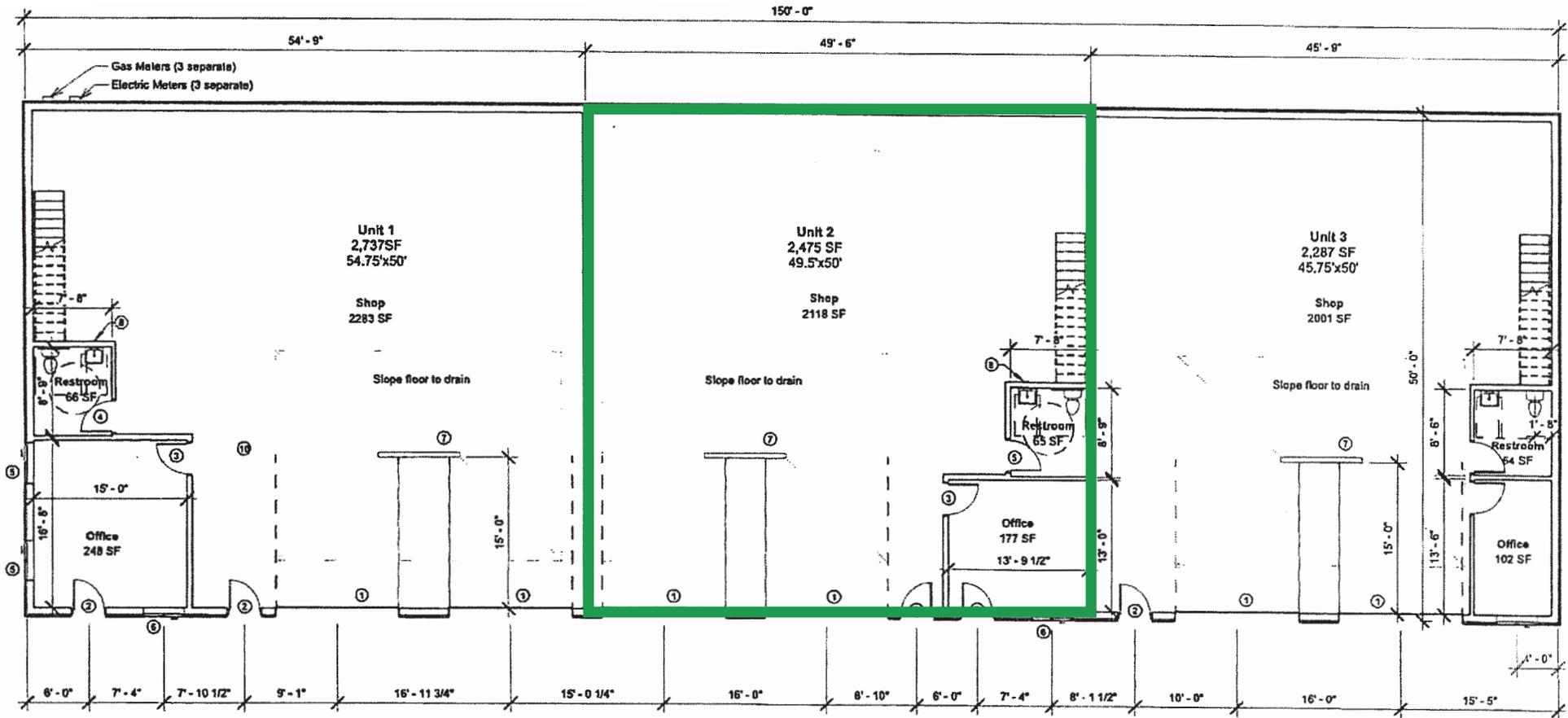
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# Floor Plan

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# Site Plan

For Lease: \$9.50 PSF

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Aerial  
Photo

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# Market Overview Map



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