



VANTIS

COMMERCIAL REAL ESTATE

Build-to-Suit Light Industrial For Lease

Southwest Corner of I-29 and Highway 44
Worthing, SD 57007

OFFERING MEMORANDUM

Scott Van Ginkel
Broker

605.351.7907

Scott@vantiscommercial.com

Light Industrial For Lease

Build-to-Suit for Lease

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Worthing, SD 57007

Property Details

Size:	5,000 SF to negotiable maximum	
Rate:	TBD; dependent upon final plans	
Occupancy:	2026-2027 (Dependent upon client needs)	
Zoning:	I-1 Light Industrial	
Proximity:	Within minutes of:	
	- Worthing	- Harrisburg
	- Lennox	- Canton
	- Tea	- Sioux Falls

Features

- Single or multi-tenant design
- Mutually agreeable design between Landlord & Tenant
- 20'+ Sidewall
- Easy access to I-29, and Highway 44
- Access from Boondocks Avenue
- Office/Restroom
- Floor Drains
- Located next to Bolte's Sunrise Sanitary Services, Cullen Insulation, Pifer's Auction & Realty and Land Management, and Billion Auto – Southtown Chevrolet.



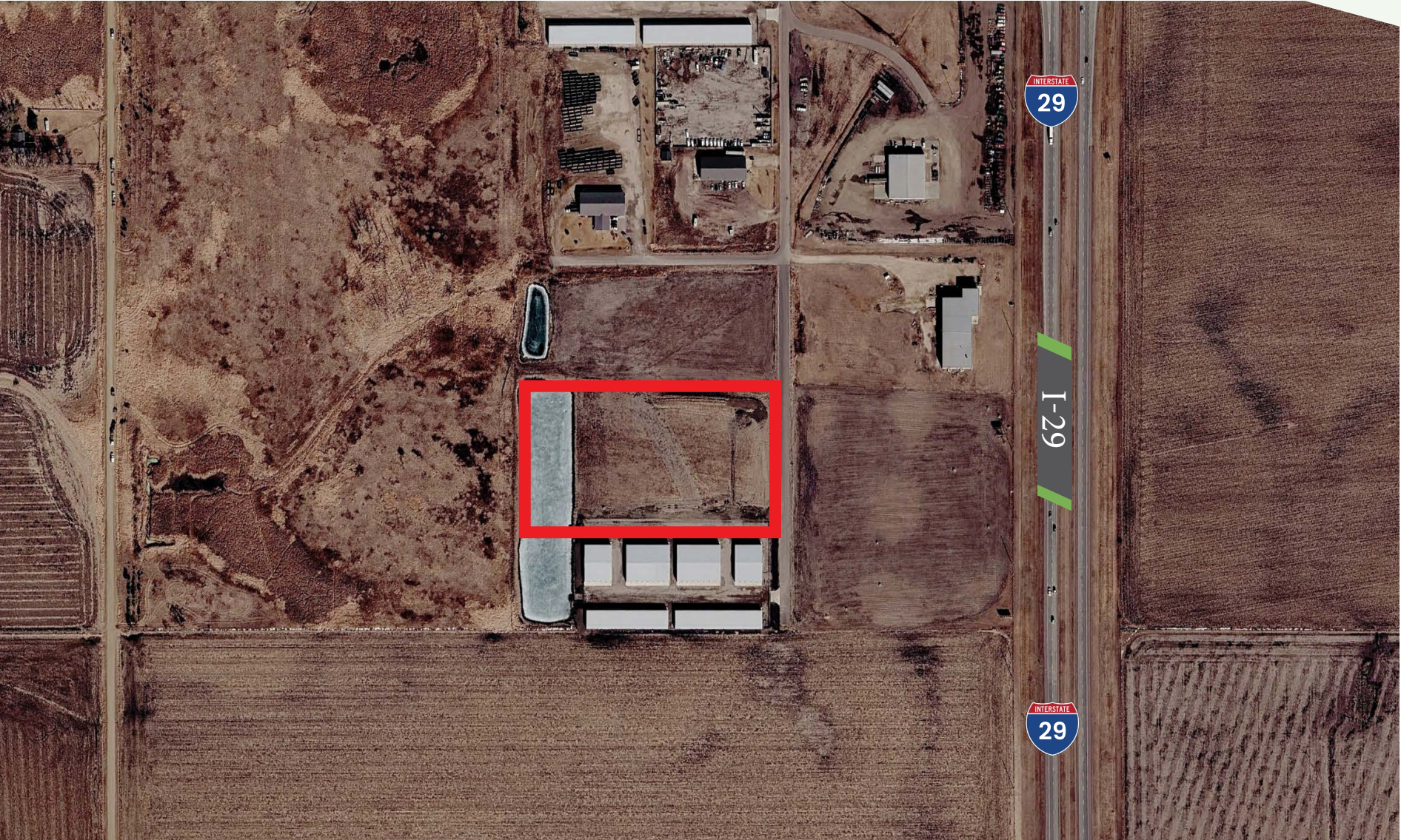
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Site Plan

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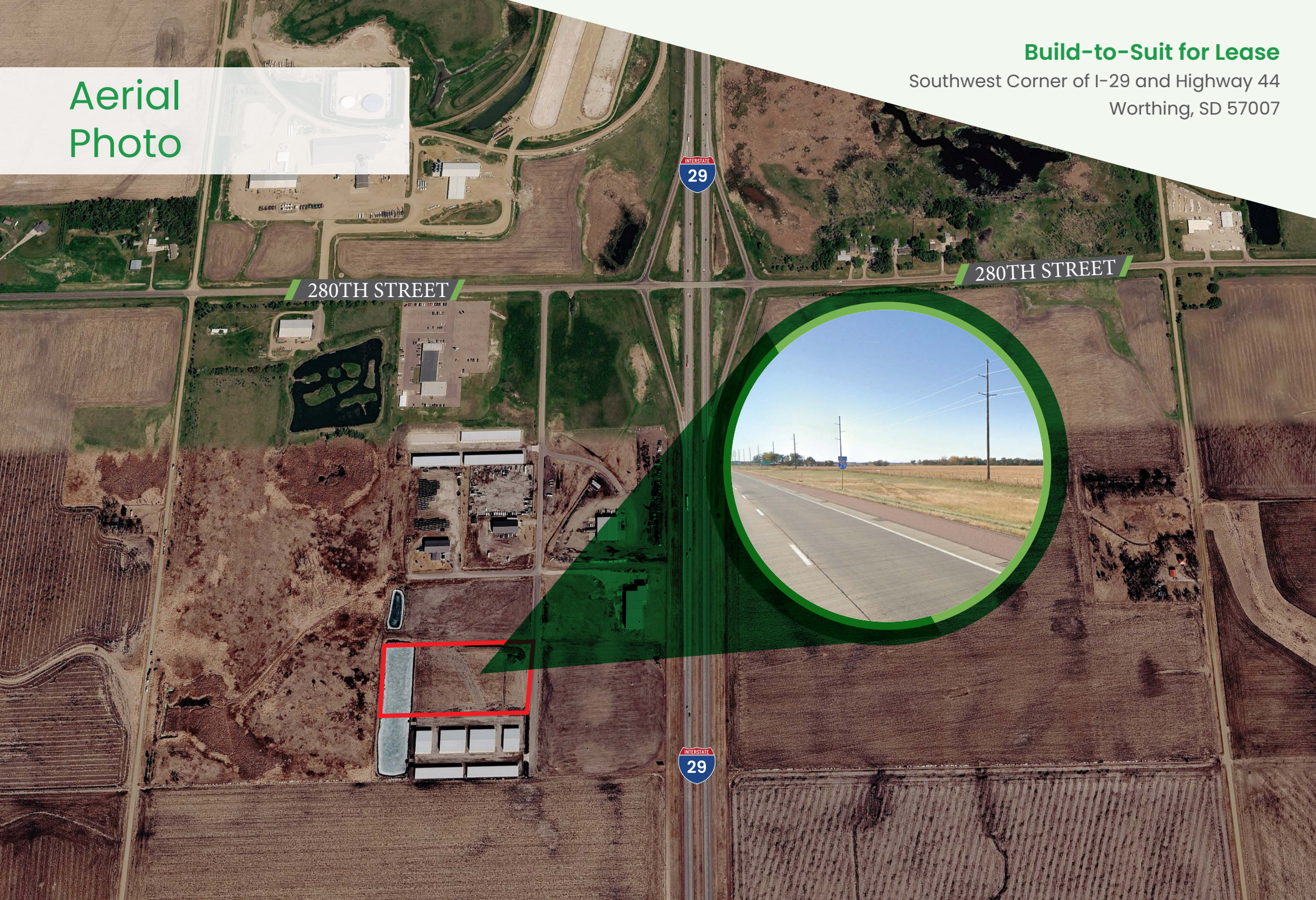


Aerial Photo

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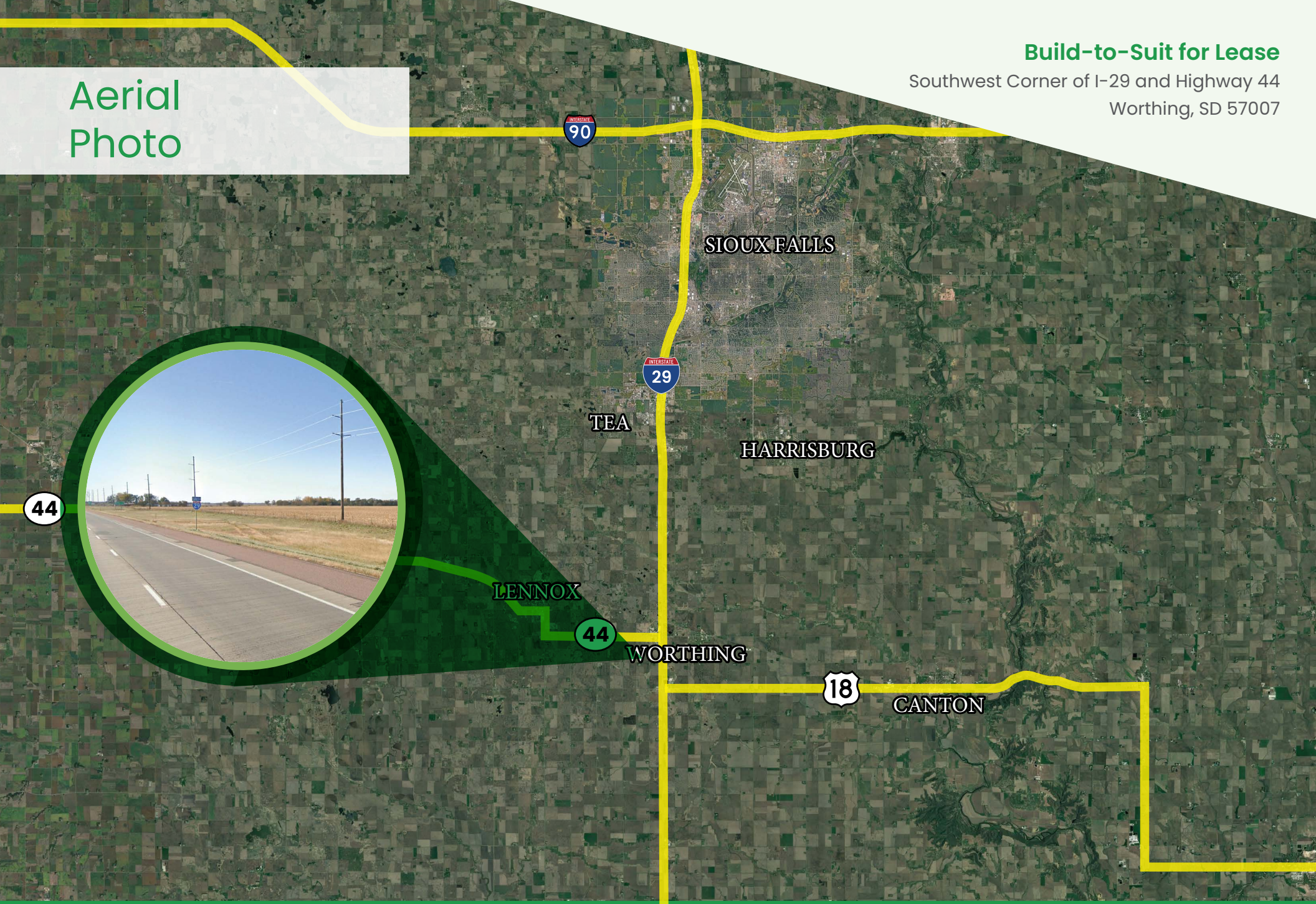
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Market Overview Map



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