



VANTIS

COMMERCIAL REAL ESTATE

Warehouse/Shop For Lease

230 Beech Ave, Unit 3

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: 2,287 SF
Occupancy: October 1, 2026

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



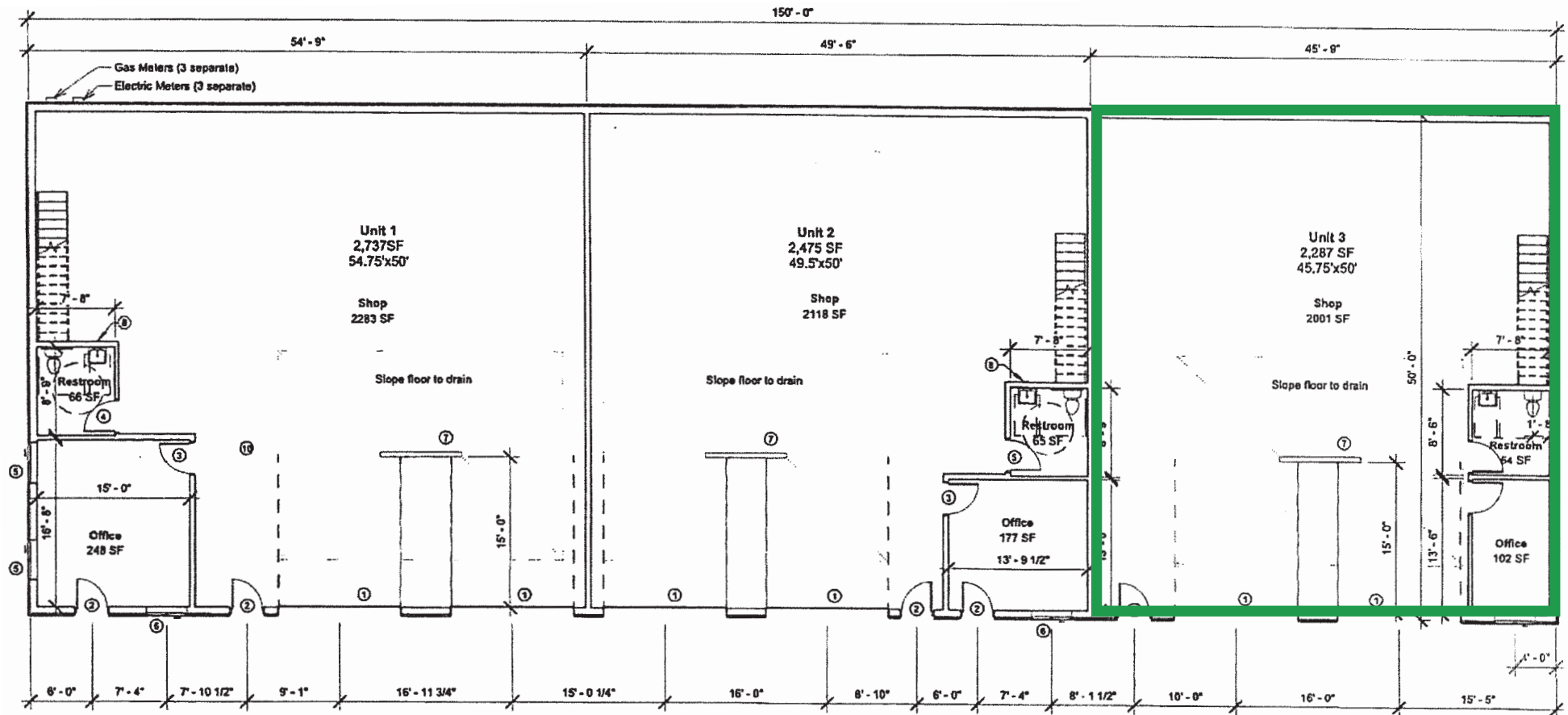
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Floor Plan

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Site Plan

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Aerial
Photo

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Market Overview Map



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