

# For Sale or Lease

## Engelien Warehouse

1001 E. Birch Street  
Brandon, SD 57005



The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

List Price: \$236,000  
Lease Rate: \$3.50/Sq. Ft.  
Lease Type: NNN

### Building Information

Available Sq. Ft.:	3,960
Building sq. ft.:	7,160
Lot Size/sq. ft.:	17,656
Year Built:	1989
Zoning:	I-1
Real Estate Taxes:	TBD (Call Broker to discuss)
Triple Net Expenses:	\$0.50/sq. ft. (estimated)
Type of Construction:	Wood Frame, Metal Panel
Floor:	Concrete

### Property Highlights

- Multi-tenant industrial building located south of I-90 in the Burkman Industrial Park in Brandon.
- 3,200 sq. ft. of cold storage warehouse with two 16' X 14' sliding doors is currently leased.
- Available cold storage warehouse space is fully lined with heated and air conditioned 12 X 14 office, mezzanine storage above the office, one 14' X 12' and one 16' X 14' over-head doors.
- 16' sidewalls.
- Ideal for owner/occupant.
- Easy access to I-90 and Splitrock Blvd.

### Contact

#### Bill Connelly, Broker Associate

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# NAI Sioux Falls

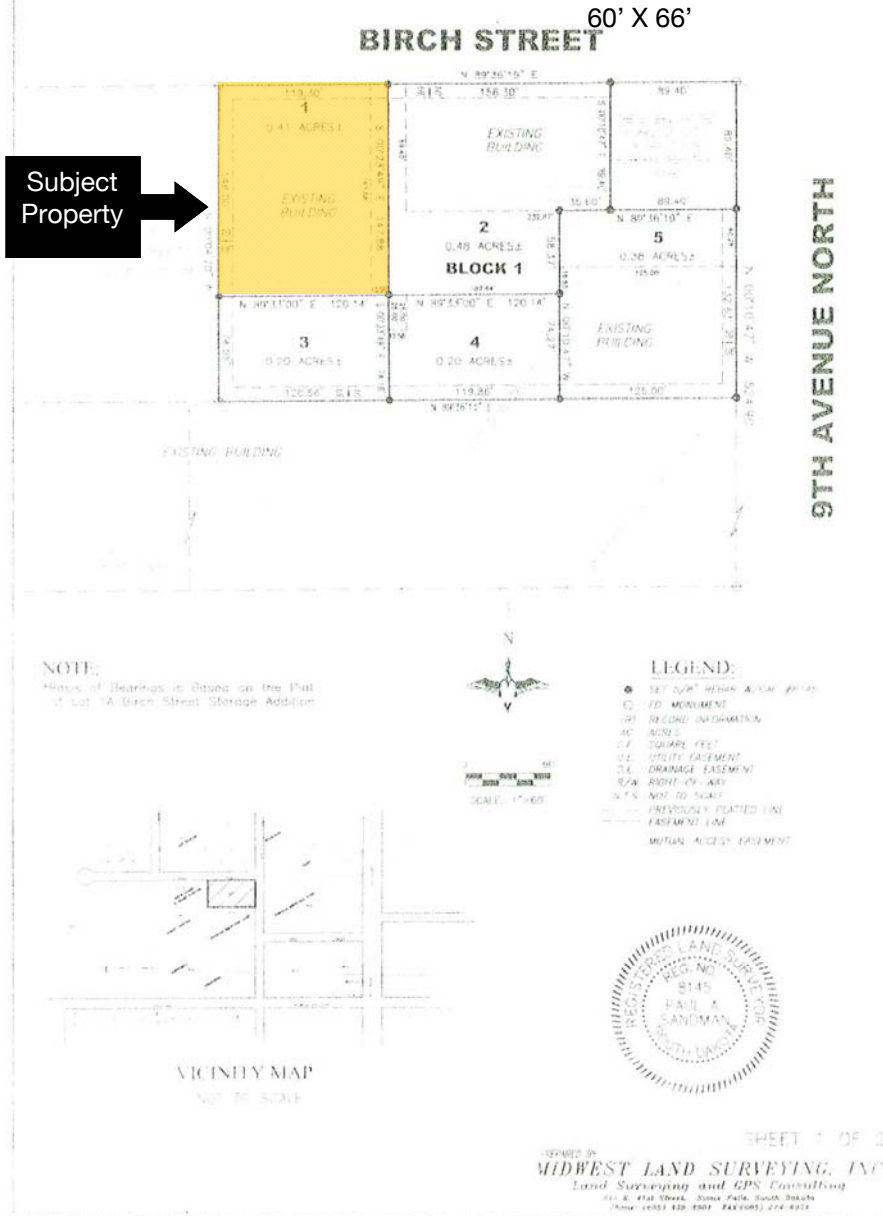
Commercial Real Estate Services, Worldwide.



# Survey

## BIRCH STREET ADDITION

AN ADDITION TO THE CITY OF BRANDON,  
MINNEHAHA COUNTY, SOUTH DAKOTA  
CONTAINING 1.68 ACRES, MORE OR LESS



# Aerial View

