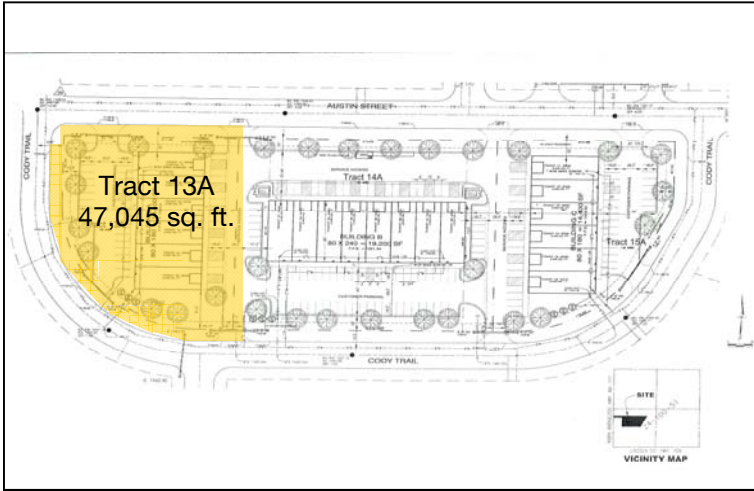


**For Sale or Build to Suit
Industrial Land
TBD Cody Trail, Tea, SD 57064**



List Price: \$2.00/sq. ft.

Property Information:

Land Size/Sq. Ft.:	47,045
Zoning:	I-1
Real Estate Taxes:	TBD
Terms:	Cash
Legal Description:	Tracts 13 SW 1/4 D & L Addition 24-100-51

Property Summary:

- ◇ Reserve your bay today: 14,000 sq. ft. industrial warehouse being planned.
- ◇ Shared exterior dock.
- ◇ Approximately 1.08 acres of industrial land.
- ◇ Lincoln County Rural Water.
- ◇ Septic system.
- ◇ 3-Phase power available.
- ◇ New industrial park between Tea and I-29.
- ◇ Paved streets.
- ◇ Lease rate will be 10–12% cap of the total project cost.
- ◇ Located in the D & L Industrial addition on 469th Avenue between Tea and I-29.

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.

Contact

Troy Fawcett, CCIM, SIOR
Bill Connelly, Broker Associate
 NAI Sioux Falls
 101 N. Main Avenue, Suite 213
 Sioux Falls, SD 57104
 Fax: 605-357-7102
www.siuoxfallsccommercial.com



Troy Contact Information
 Direct: 605-444-7120
 Cell: 605-321-2199
tfawcett@naisiouxfalls.com

Bill Contact Information
 Direct: 605-444-7130
 Cell: 605-254-2360
bconnelly@naisiouxfalls.com



Commercial Real Estate Services, Worldwide.

Plat Plan

