

**MCFARLAND BUILDING  
421 EAST HAVENS AVENUE  
MITCHELL, SD**

Real Estate Services

**Bender**  
COMMERCIAL

**FOR LEASE/FOR SALE  
FLEX BUILDING**

*We open doors.*



**PROPERTY FEATURES:**

- **15,600 sq. ft.**
- **For Sale: \$738,500.00**  
**For Lease: \$3.75/sq. ft. NNN**
- Lot Size: 64,492 sq. ft. (1.85 acre)
- Built in 1980
- Located along Havens Avenue near Burr Street.
- Approximately 5,600 sq. ft. of office/showroom/parts space.
- Warehouse has two (2) 8' dock-high doors and one (1) 10' door accessible by ramp.
- 16' sidewalls in warehouse.
- 120v/208v, up to 600 amp, 3-Phase service.
- Large fenced lot for additional storage.
- Easy access to I-90.
- Great visibility along Havens Avenue with a daily traffic count of 14,470 vehicles. Nearby Burr Street daily traffic count is 13,540 vehicles.
- Neighbors include Walgreens, Auto Zone and Advance Auto Parts.

*For More Information, Please Contact:*

**ROB FAGNAN, SIOR**  
rob@benderco.com  
(605) 782-1672



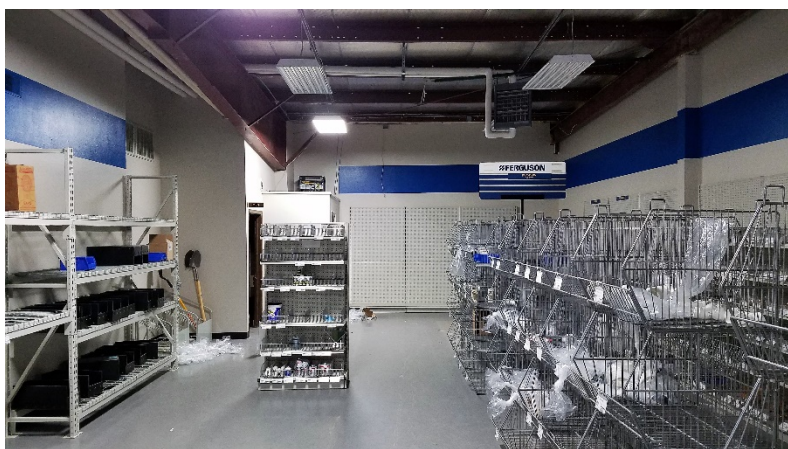
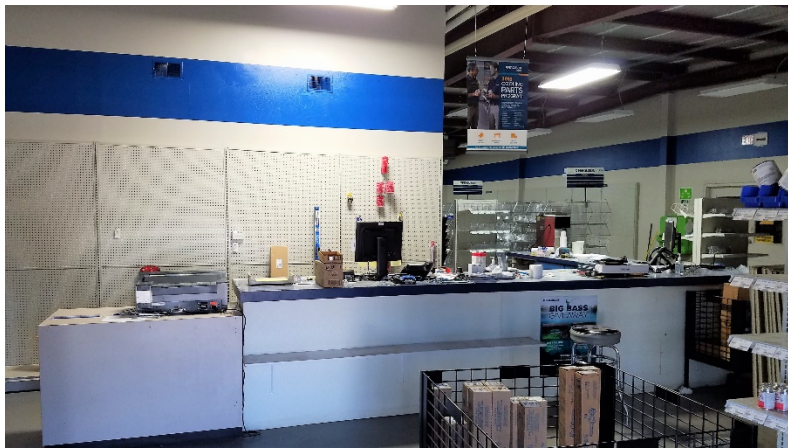


**MCFARLAND BUILDING**  
**421 EAST HAVENS AVENUE**  
**MITCHELL, SD**

Real Estate Services

**Bender**  
COMMERCIAL

*We open doors.*





**MCFARLAND BUILDING**  
**421 EAST HAVENS AVENUE**  
**MITCHELL, SD**

Real Estate Services

**Bender**  
COMMERCIAL

*We open doors.*



E Havens Ave

S Burr St

**MCFARLAND BUILDING  
421 EAST HAVENS AVENUE  
MITCHELL, SD**

Real Estate Services

**Bender**  
COMMERCIAL

*We open doors.*

