

FOR LEASE | WATERTOWN SHOP SPACE | 115 31ST STREET NE | WATERTOWN, SD

WATERTOWN SHOP SPACE

- **6,600 SF**
- **For Lease: \$6.25/SF NN**
Estimated NNs: \$1.25/SF
- Ultra clean shop space located near I-29 in Watertown.
- In-floor heat.
- 14' overhead grade-level door.
- New air compressor with drops along sidewalls.
- New office area – 600 SF.
- 440/208 3-Phase power with step down transformer.
- Concrete apron – extra paving negotiable.
- 1-acre site – additional land negotiable

BRADYN NEISES
bradyn@benderco.com
(605) 782-1682

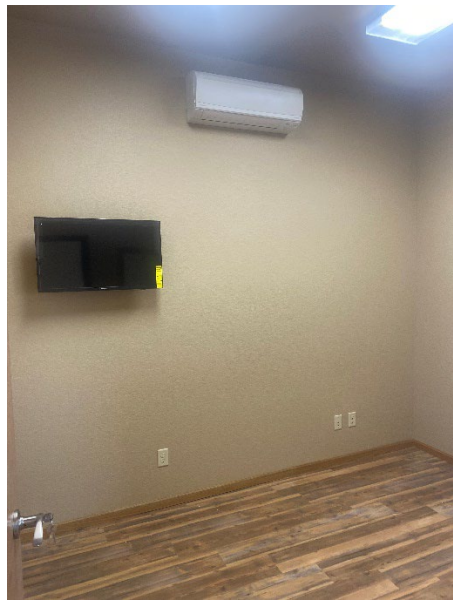
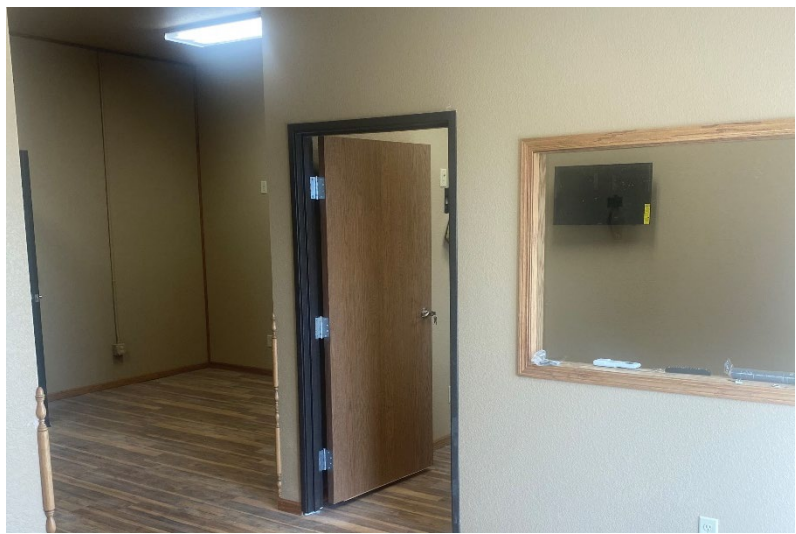
DOUG BROCKHOUSE
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Bender Commercial Real Estate Services

305 West 57th Street
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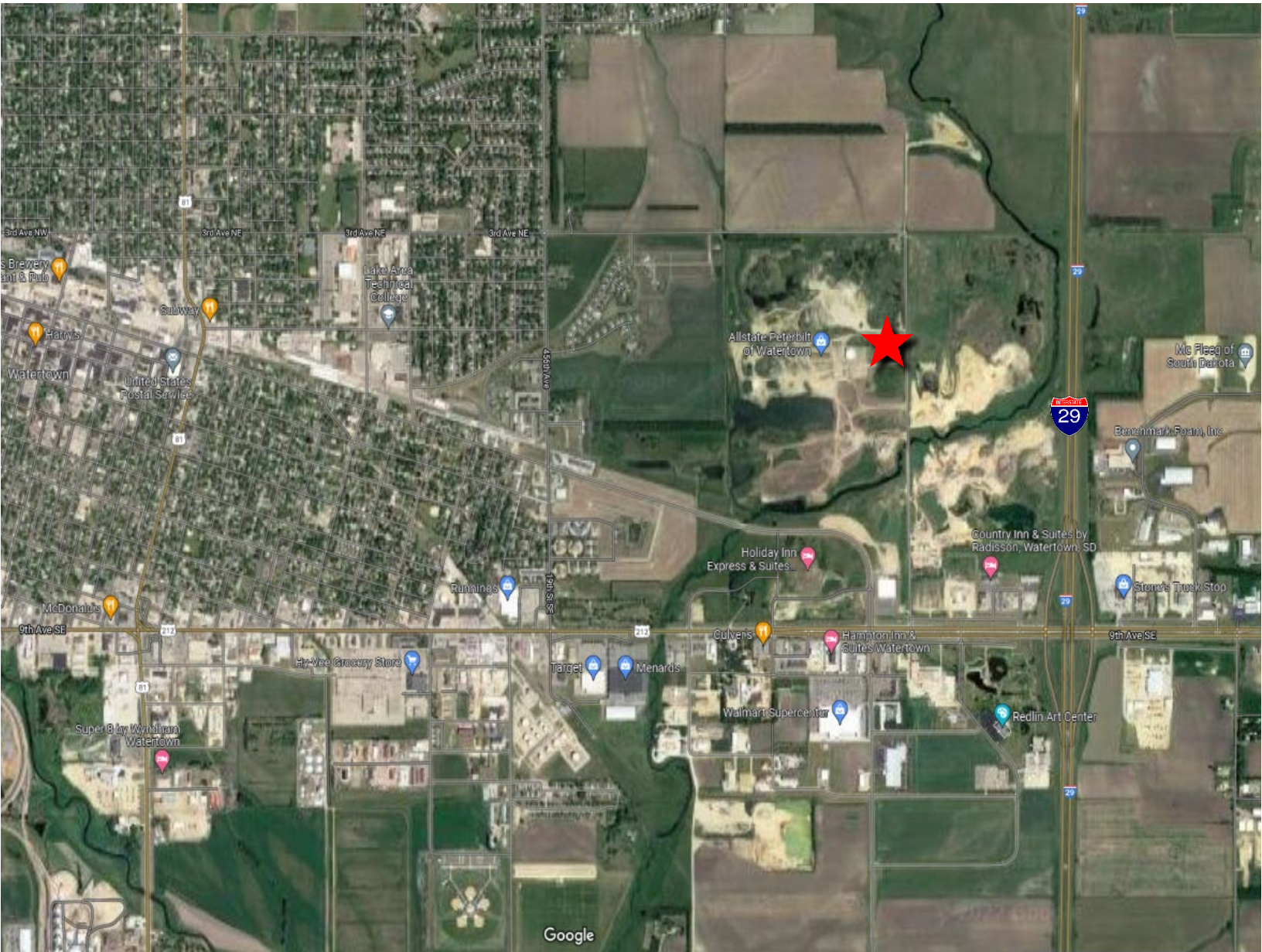
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