

FOR SALE



FORMER AEROSTAR FACILITY

Bender
COMMERCIAL



**1520 NE 3RD STREET
MADISON, SD**



20,000 SF



\$1,000,000

- Flex property located near the Madison Municipal Airport.
- 100' x 200' building on 5.02 acres.
- Two (2) 8'H x 9'W dock high doors - one with dock seals and leveler.
- One (1) 7' x 9' grade level door.
- 20' sidewalls.
- 208/120v, 800 amp, 3-Phase power.
- Office area with privates, restrooms and breakroom.
- Built in 1981.
- New HVAC in 2020. Fully air-conditioned.
- Excess land for expansion opportunity.

ANDI ANDERSON, SIOR

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605-782-1660

ROB FAGNAN, SIOR

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605-521-5444



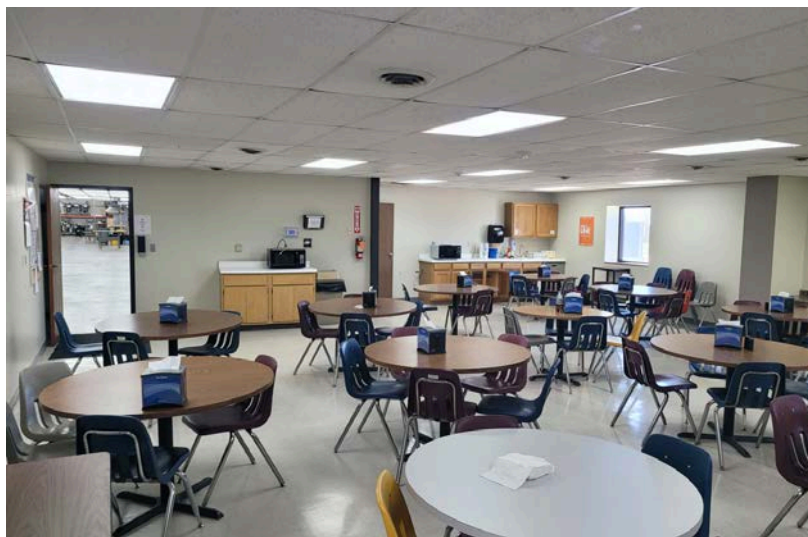
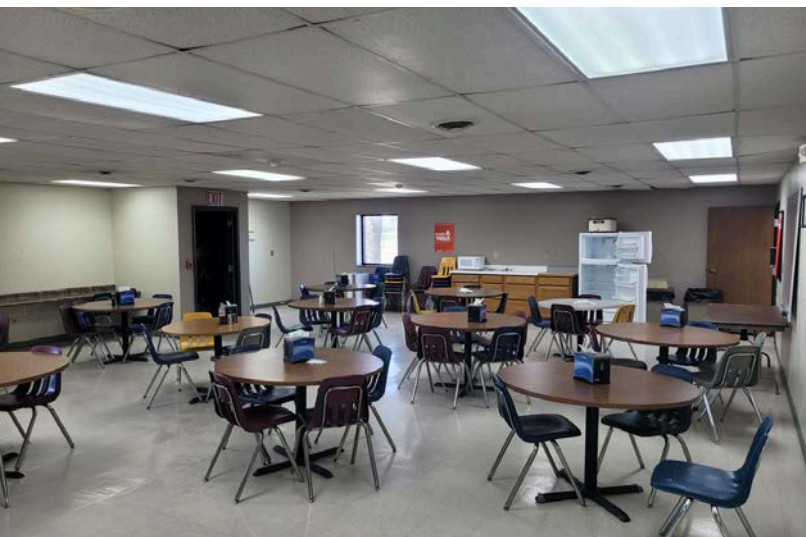
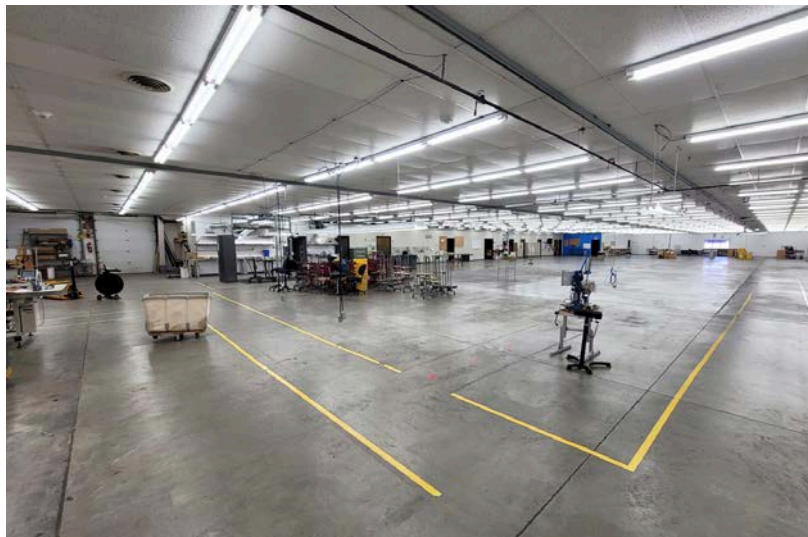
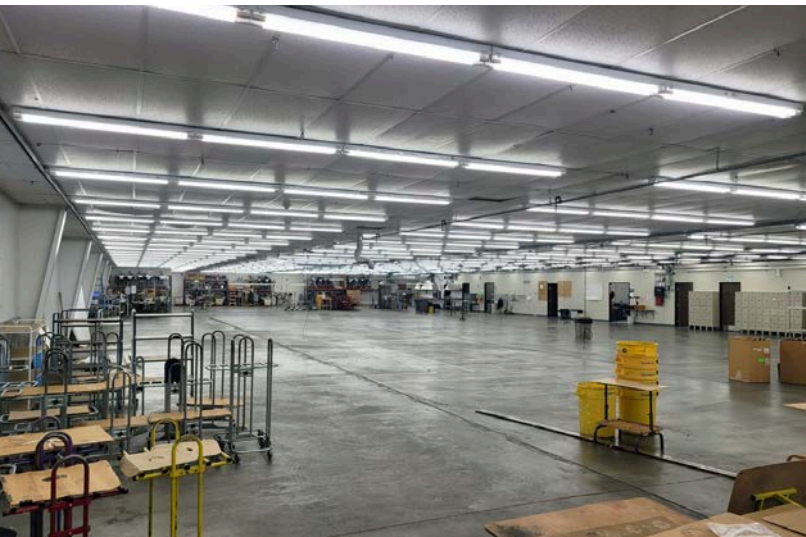
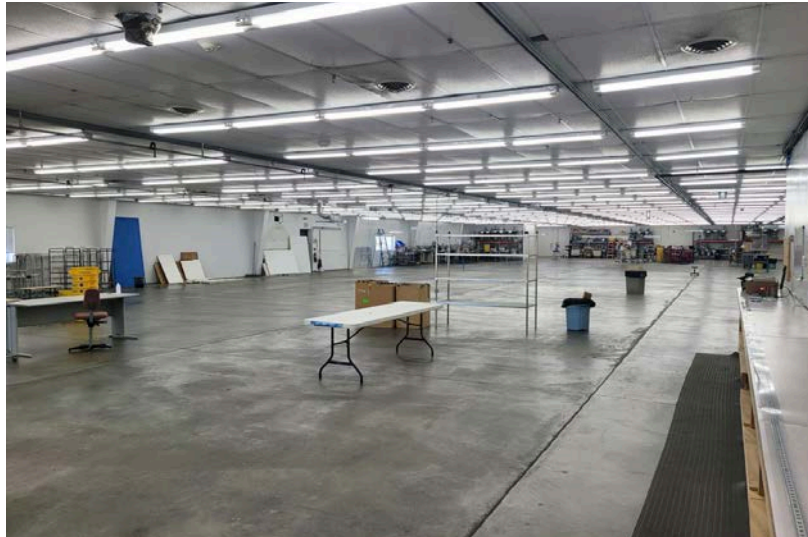
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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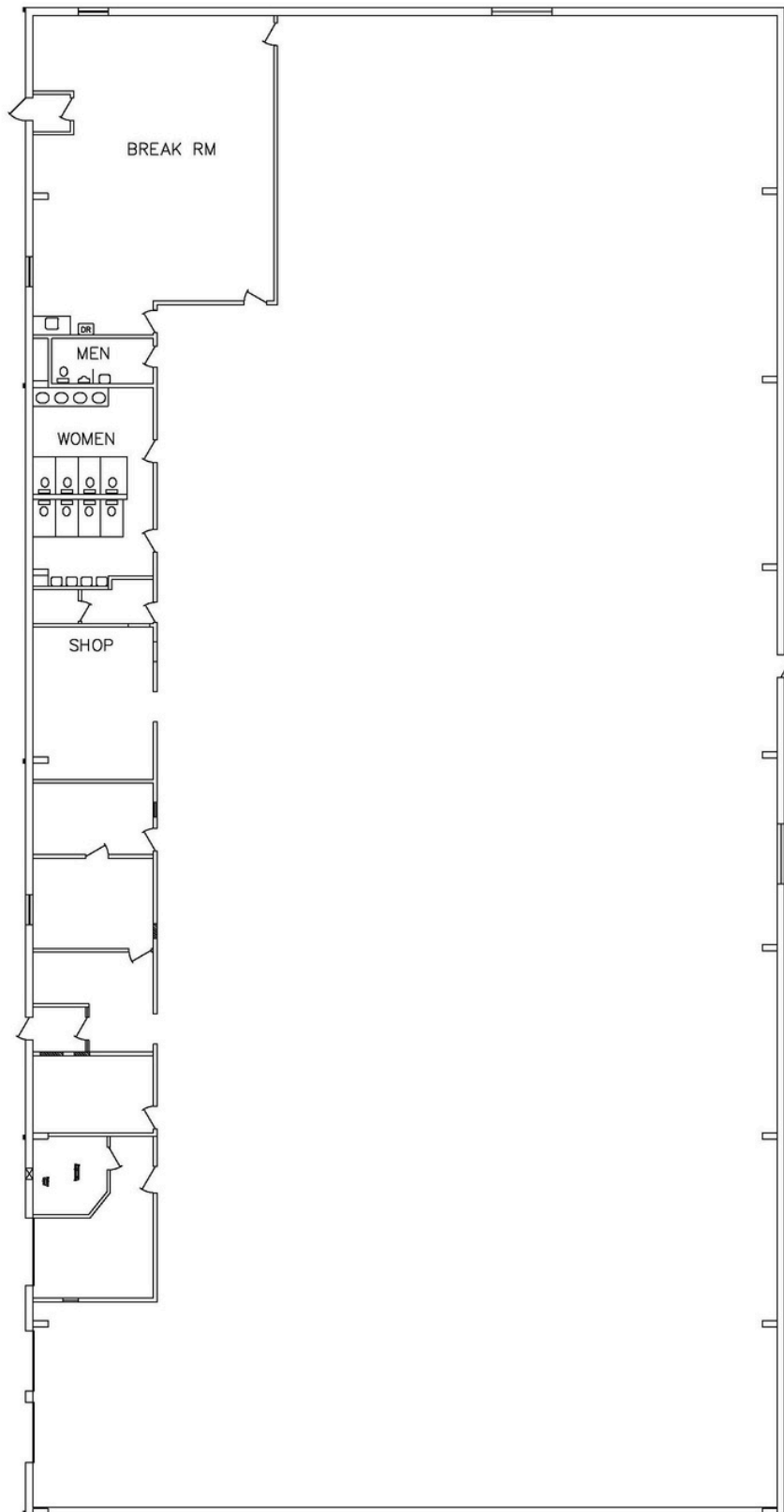
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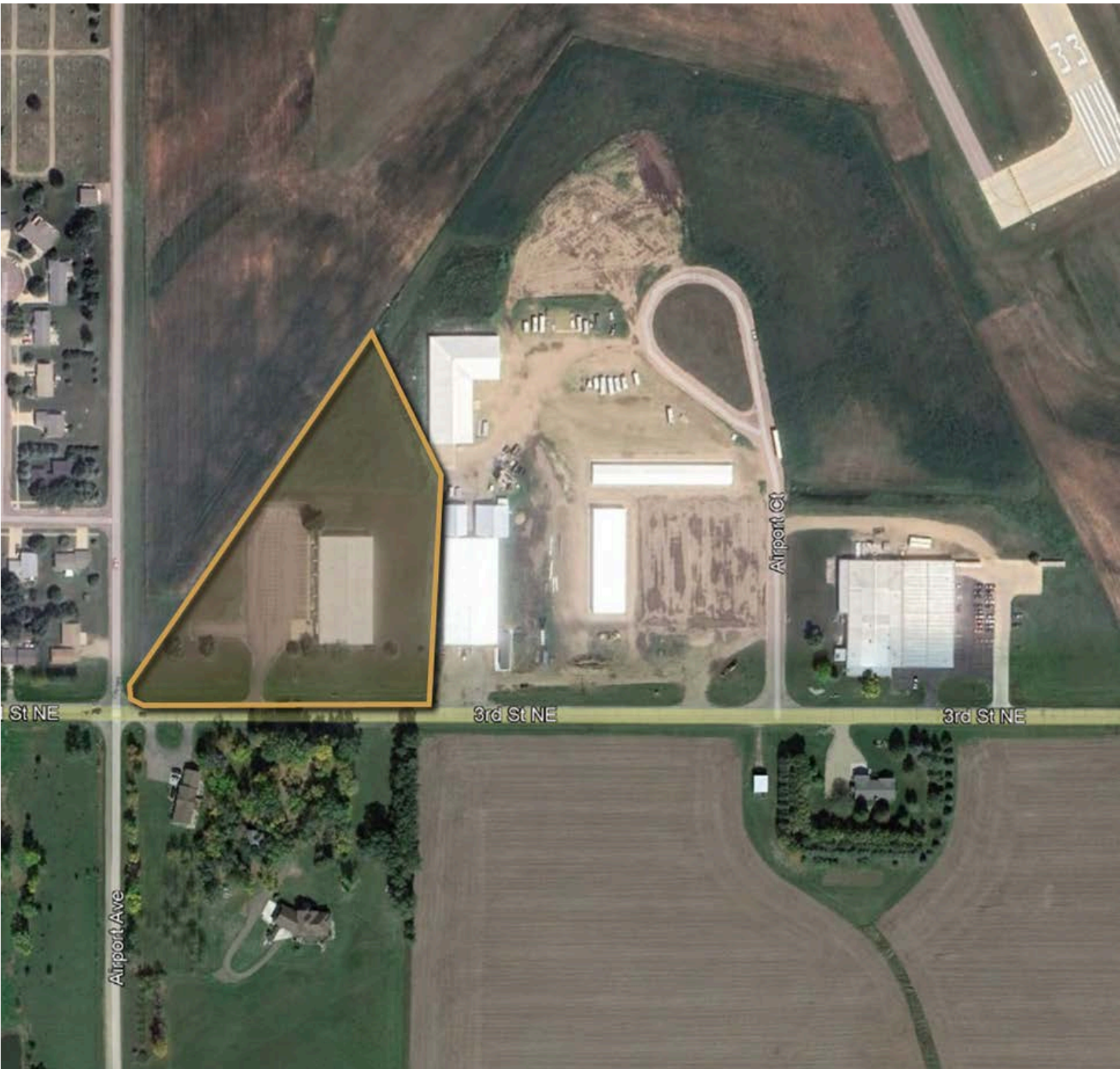
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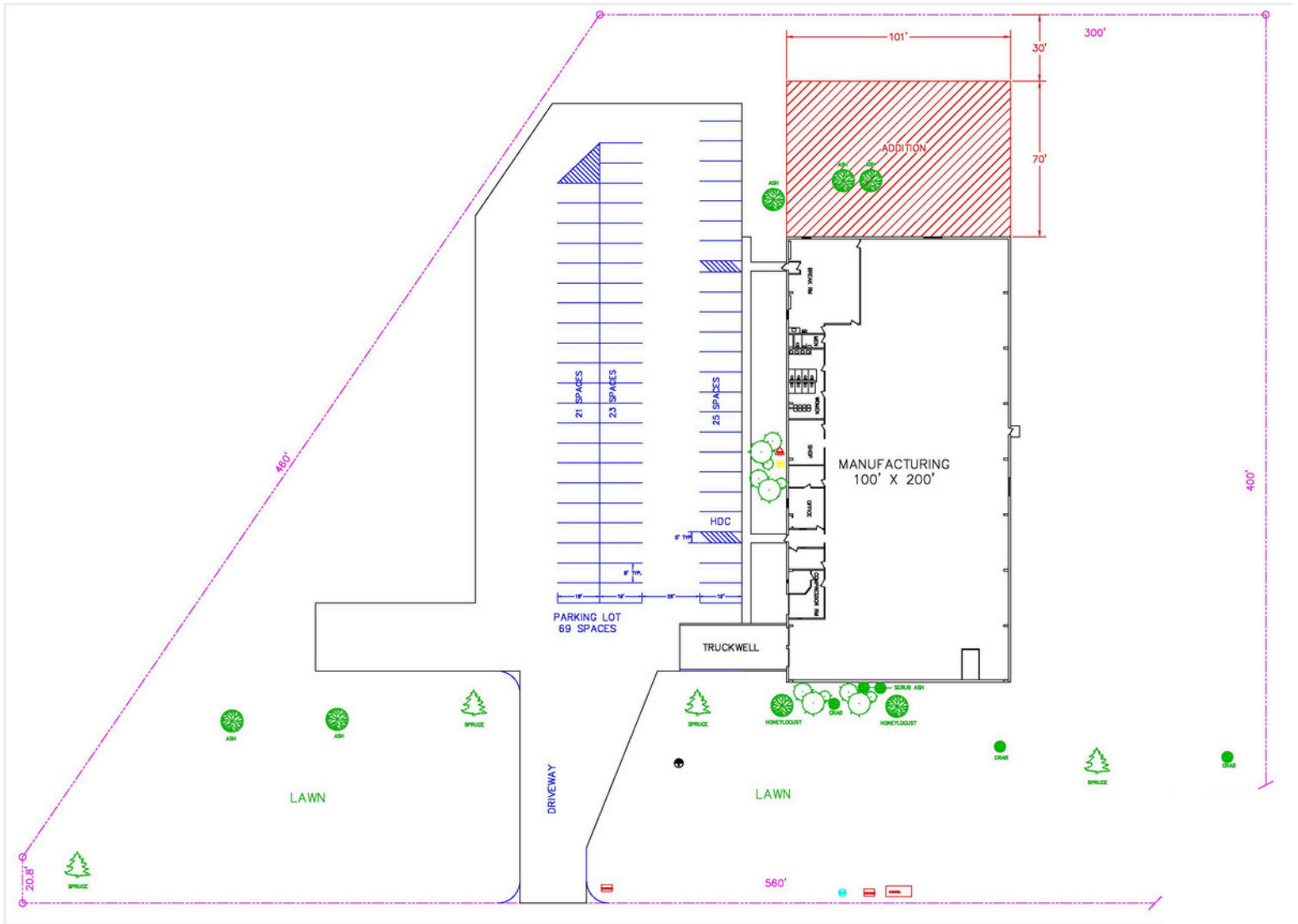
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