

**FOR SALE**



# FORMER AEROSTAR FACILITY

**Bender**  
COMMERCIAL



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



**20,000 SF**



**\$900,000**

- 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 private offices, restrooms and breakroom.
- Built in 1981.
- New HVAC in 2020. Fully air-conditioned.
- Excess land for expansion opportunity.

**ANDI ANDERSON, SIOR**

andi@benderco.com

605-782-1660

**ROB FAGNAN, SIOR**

rob@benderco.com

605-521-5444



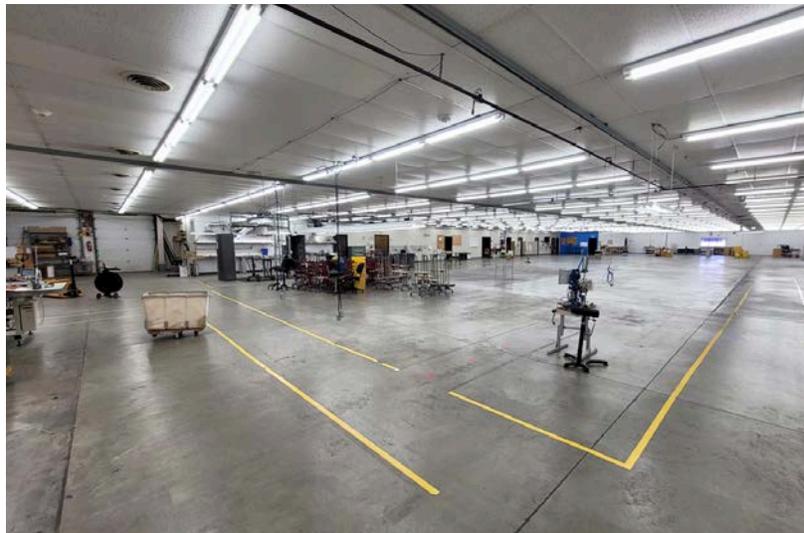
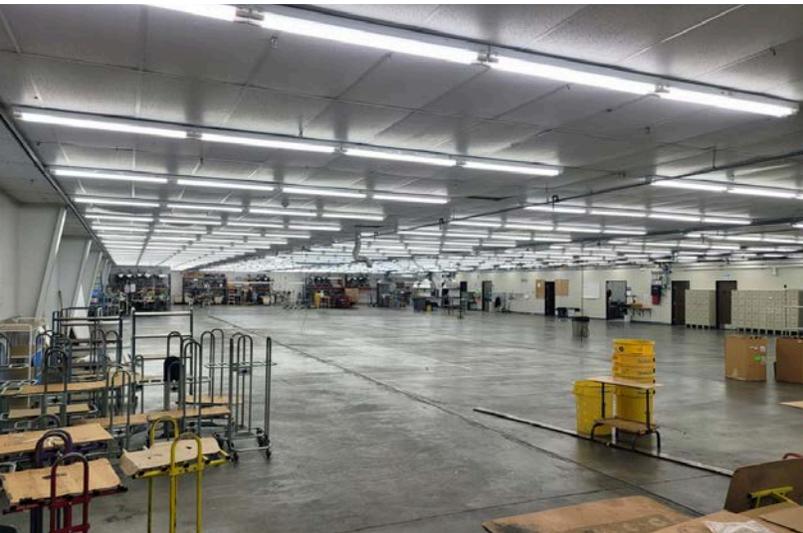
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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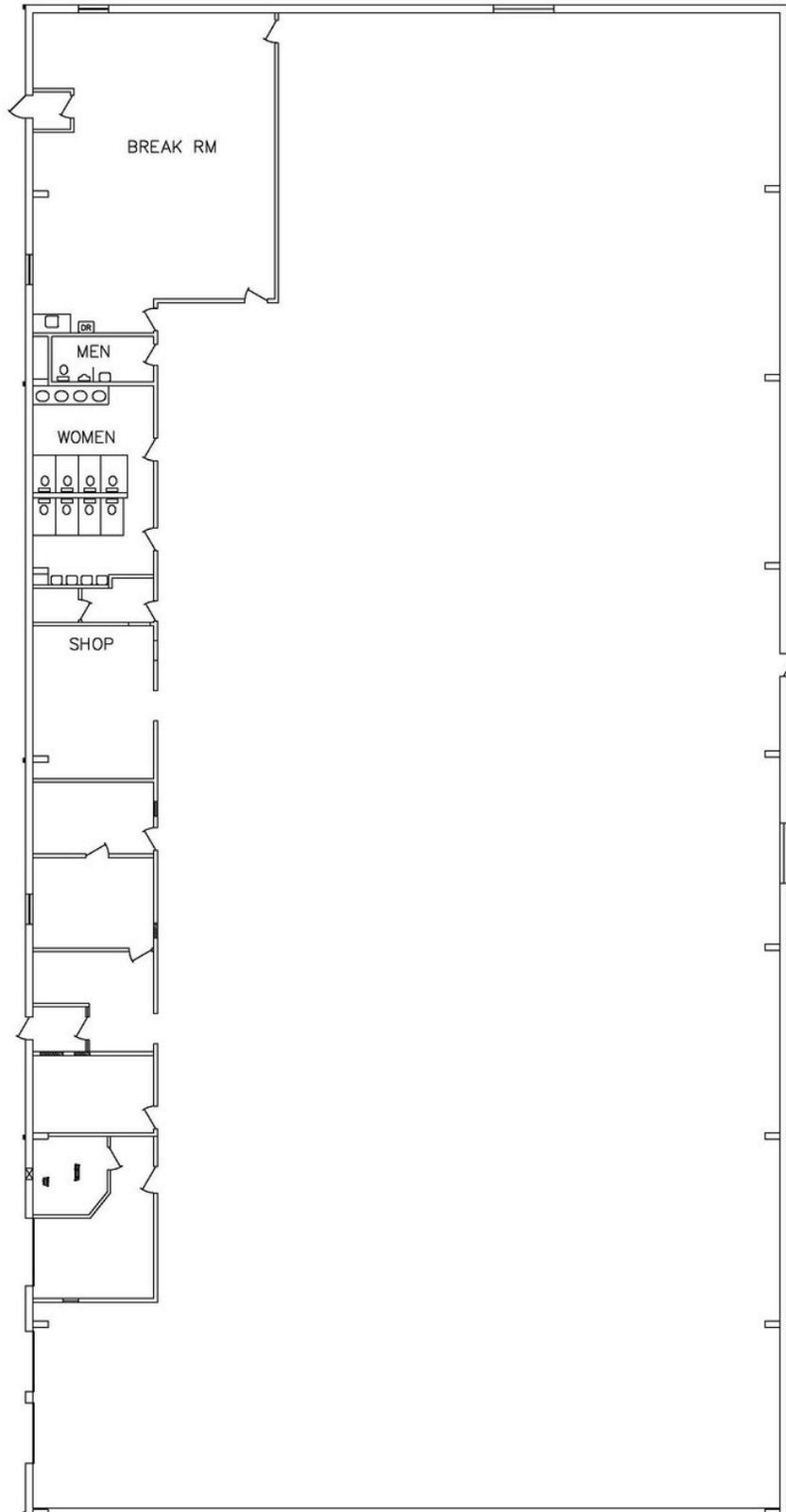
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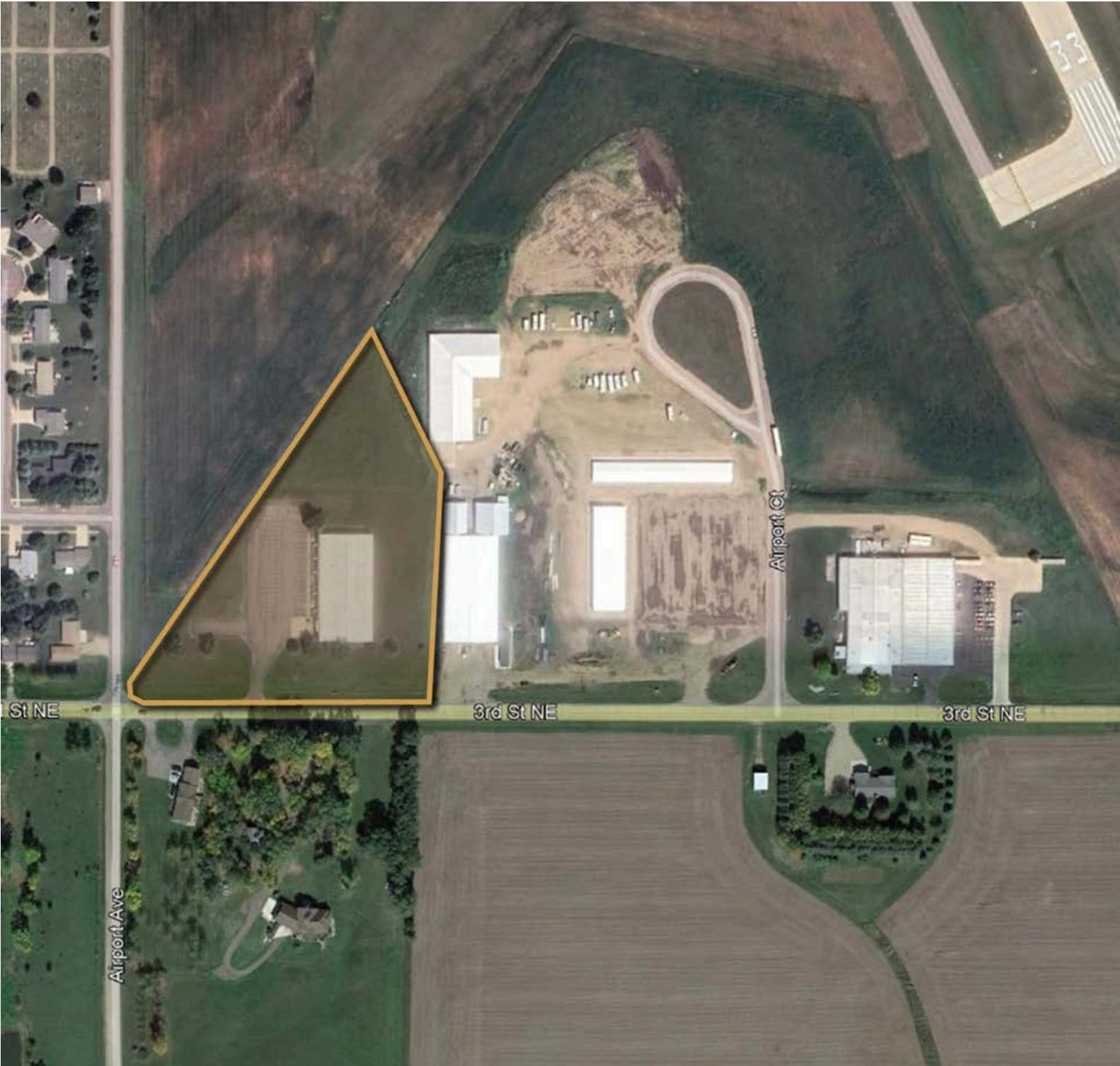
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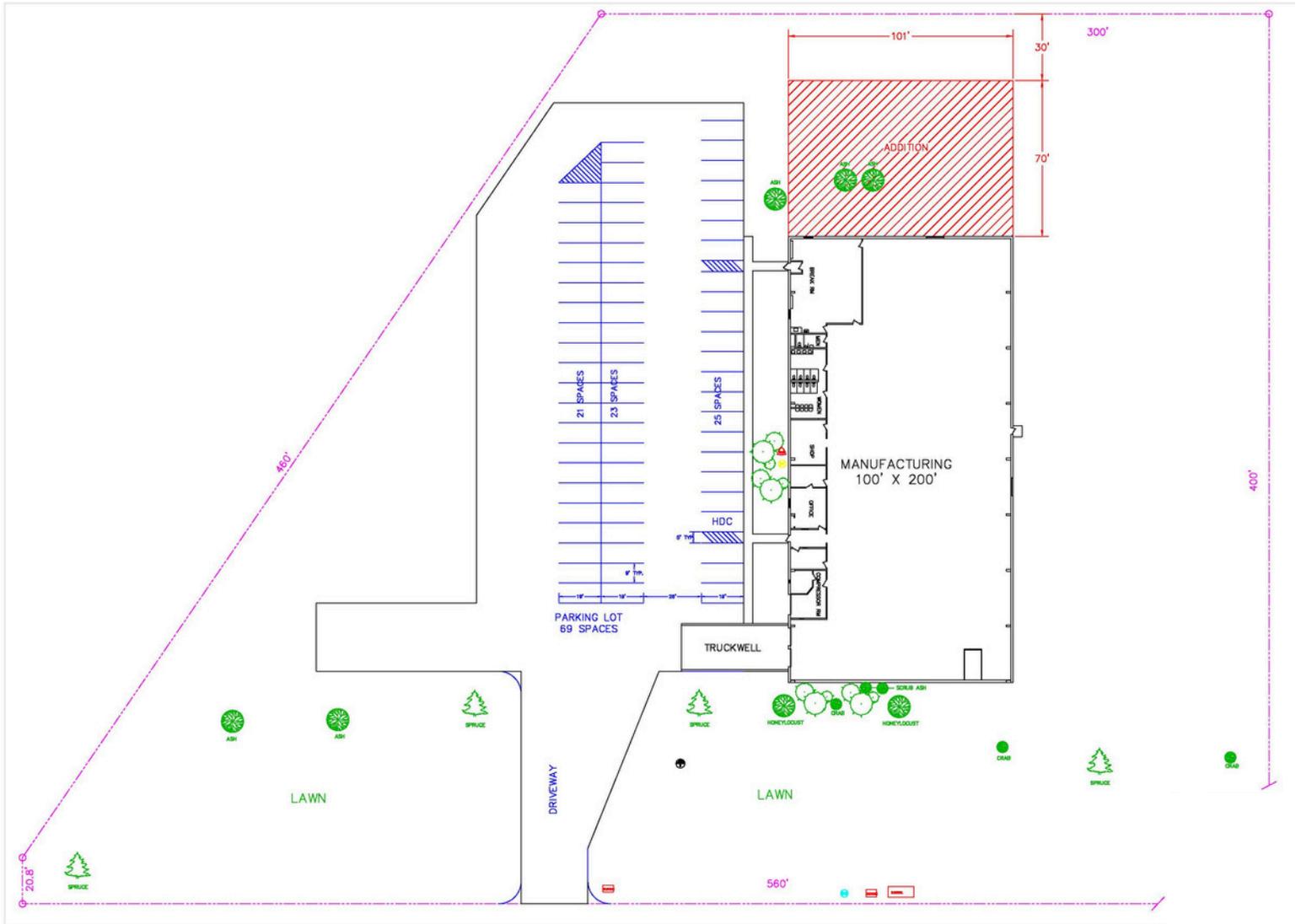
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