

FOR SALE/FOR LEASE



HWY 100 FLEX BUILDING

Bender COMMERCIAL

 **27102 INDEPENDENCE AVE**
TEA, SD

 **52,644 SF**

\$ \$5,500,000 (\$104.48/SF) - FOR SALE
\$6.00/SF NNN - FOR LEASE

- Showroom/Warehouse property located along Highway 106 (future Veterans Parkway).
- Central showroom/office area with nine (9) private offices, two (2) conference rooms, breakroom, open work area and two (2) sets of restrooms (one with a shower).
- Warehouse space has two (2) 14' overhead doors, one (1) 12' overhead door and two (2) dock-high doors (one with interior ramp).
- 16' sidewalls.
- Ample parking - 42 spaces and 6 trailer parking spaces.
- 3.0 acre lot with frontage along Highway 106 (future Veterans Parkway).
- Easy access to I-29.

REGGIE KUIPERS, SIOR | reggie@benderco.com | 605-496-2966



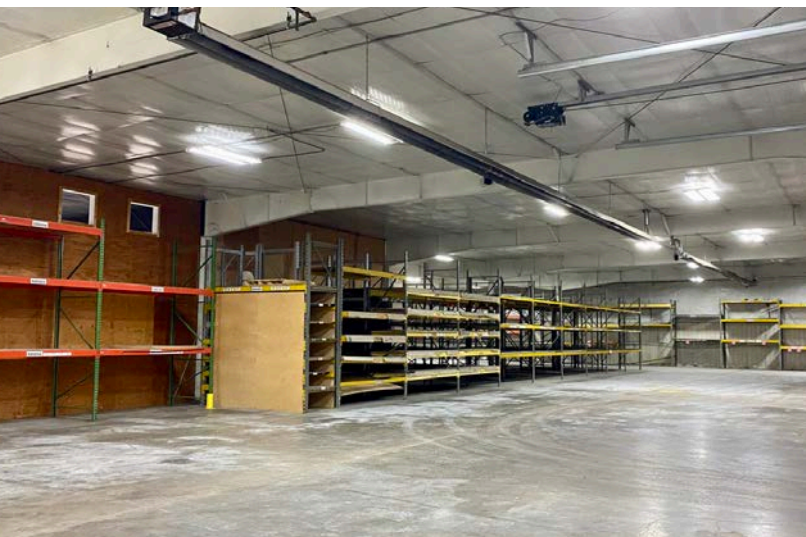
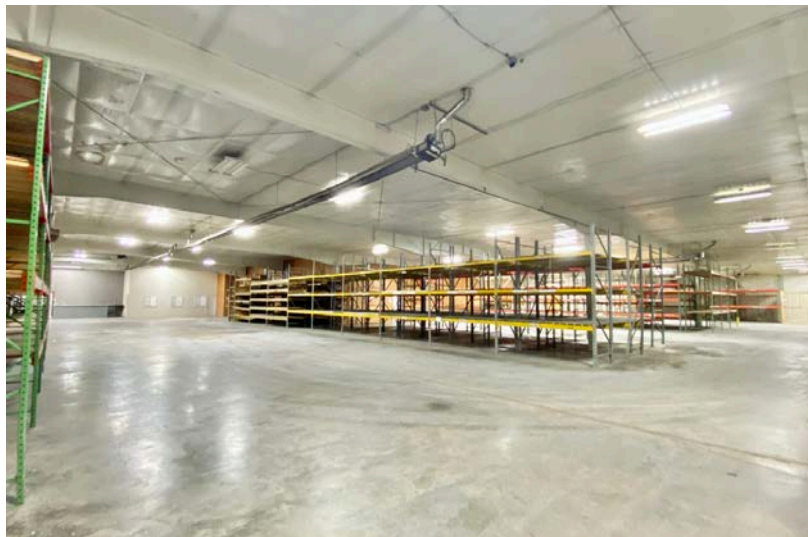
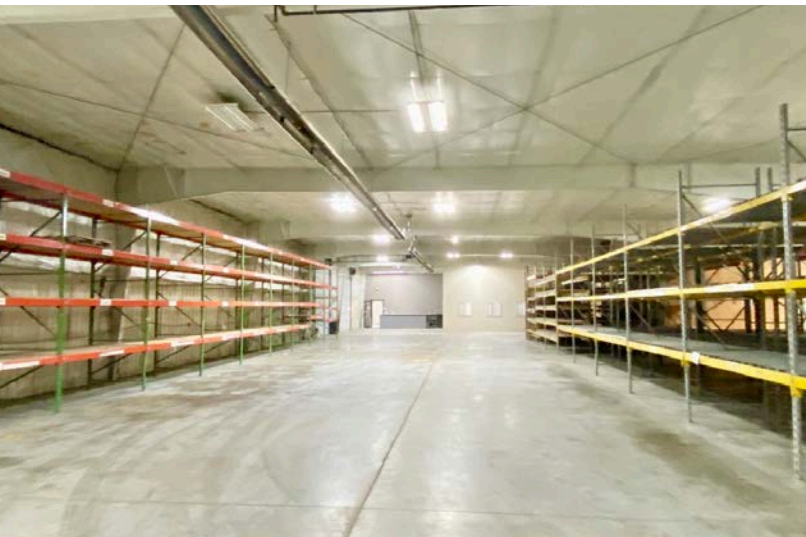
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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HIGHWAY 100 FLEX BUILDING



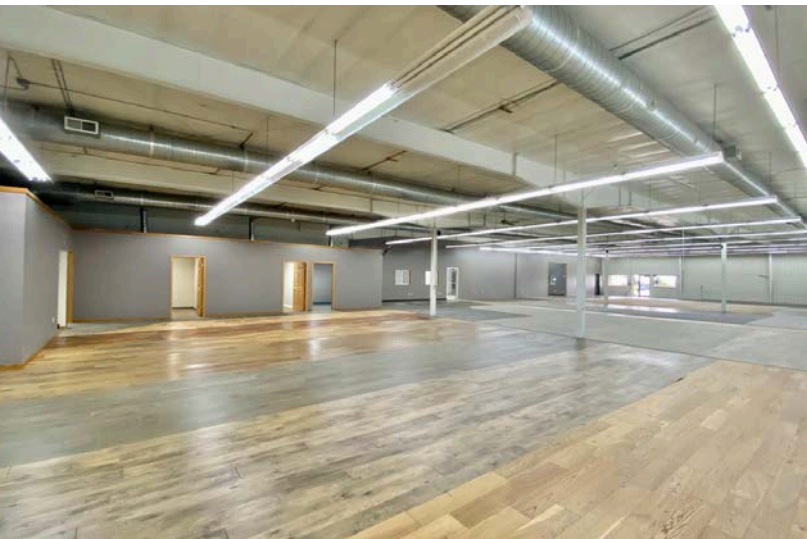
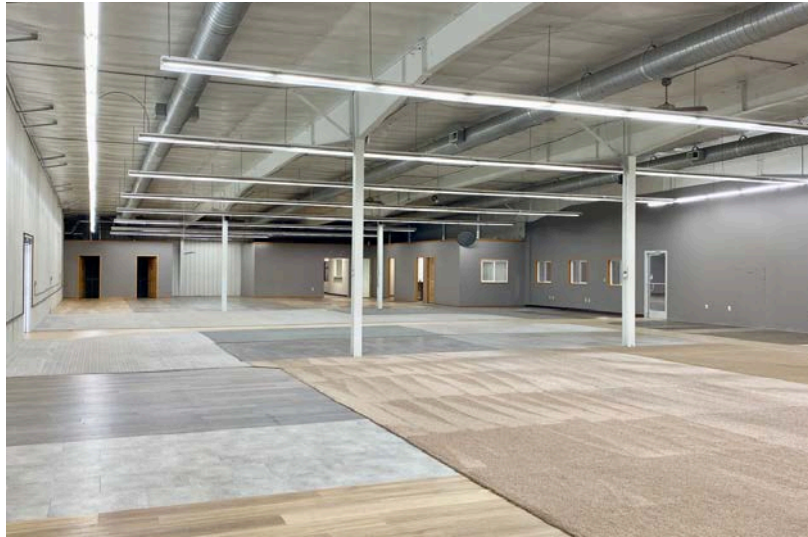
WAREHOUSE/SHOWROOM PROPERTY



HIGHWAY 100 FLEX BUILDING



WAREHOUSE/SHOWROOM PROPERTY



HIGHWAY 100 FLEX PROPERTY



WAREHOUSE/SHOWROOM SPACE



HIGHWAY 100 FLEX PROPERTY



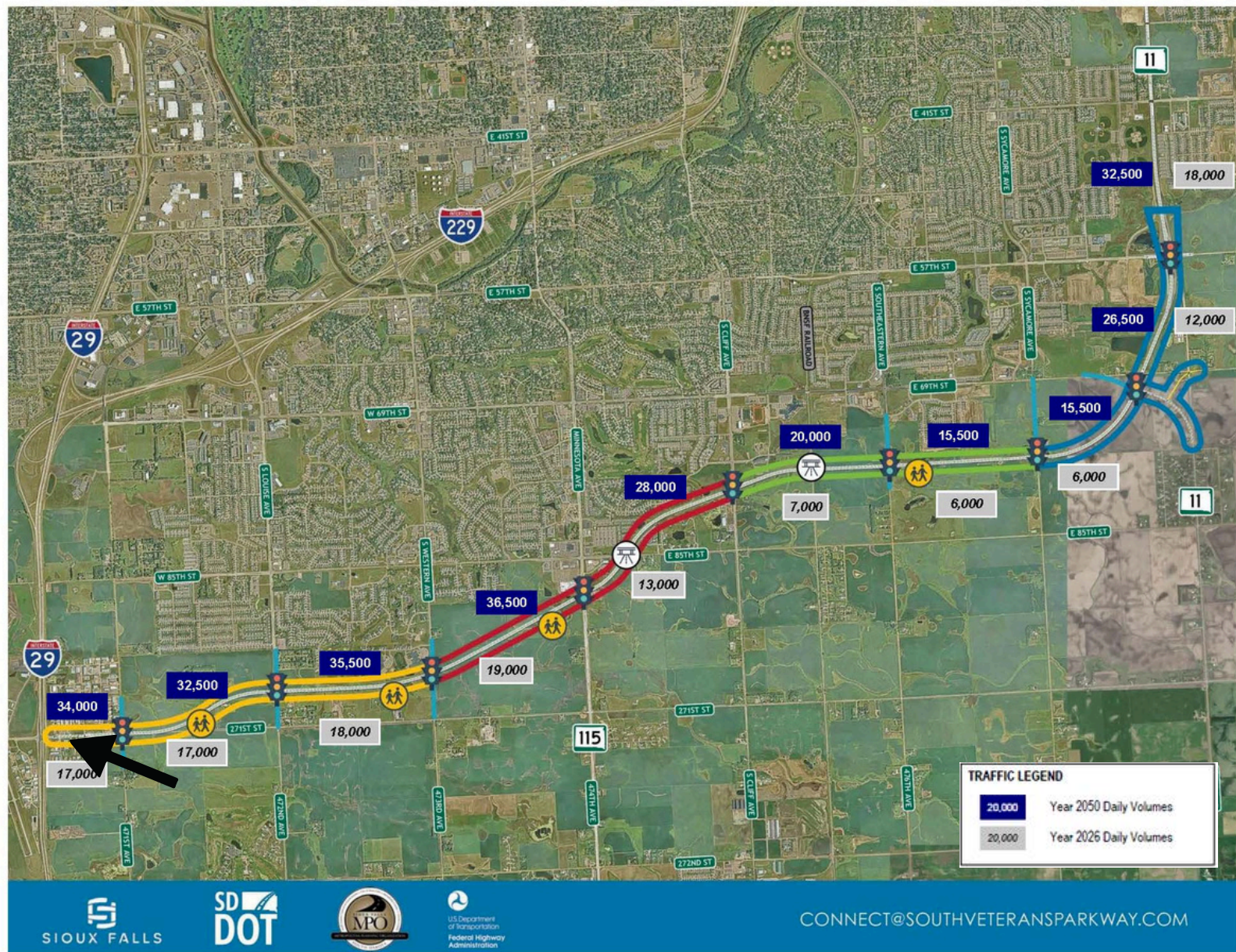
WAREHOUSE/SHOWROOM SPACE



HIGHWAY 100 FLEX PROPERTY



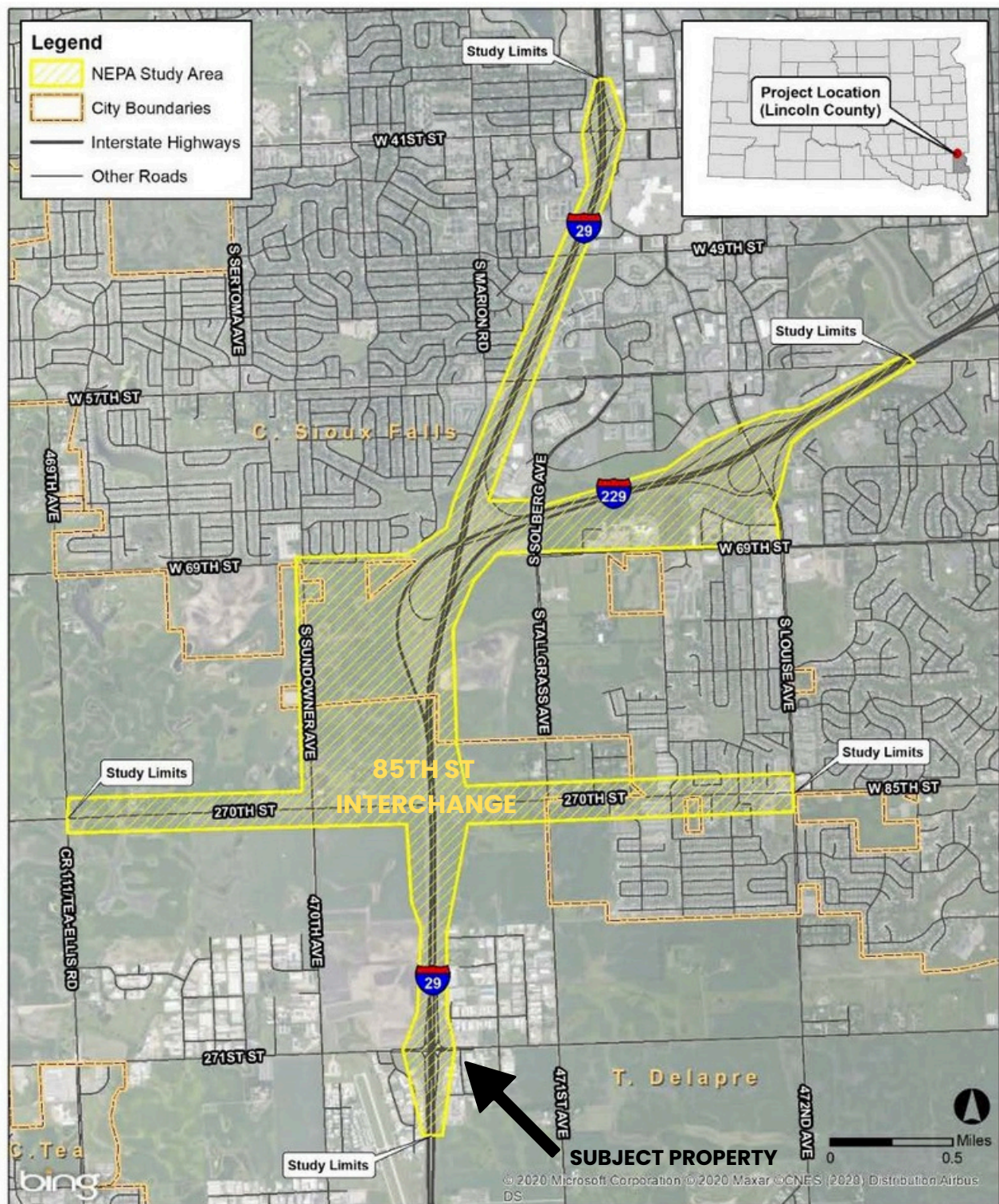
SOUTH VETERANS PARKWAY



HIGHWAY 100 FLEX PROPERTY



FUTURE 85TH STREET OVERPASS – 2025 PROJECT



401 East 8th Street
Suite 309
Sioux Falls, SD 57103
(605) 330-7000

Print Date: 12/2/2020
Source: Bing Maps.
Map by: m/falk
Projection: State Plane
South Dakota S

HIGHWAY 100 FLEX BUILDING



WAREHOUSE/SHOWROOM PROPERTY

