



FOR SALE

WORTHING INDUSTRIAL PROPERTY

Bender
COMMERCIAL



**1009 WEST 1ST STREET
WORTHING, SD**



**10,800 SF - 3 BUILDINGS
4.13 ACRES**

\$ \$1,100,000

- Industrial owner-occupant opportunity located along Worthing's main thoroughfare.
- Approximately 1 mile from I-29.
- Three (3) buildings built in 2006 on 4.13 acres.
- Warehouse A is 6,000 SF (subdividable) and has small office area with restroom, radiant heat and three (3) 12' x 12' overhead doors.
- Warehouse B is 2,400 SF with restroom, radiant heat and three (3) 12' x 12' overhead doors.
- Warehouse C is 2,400 SF with a restroom, radiant heat and two (2) 10' x 10' overhead doors.
- Gravel lot with plenty of outdoor storage.
- Includes two (2) residential lots along Joel Street.
- Two tenants on a month-to-month lease – contact broker for more details.

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WORTHING INDUSTRIAL PROPERTY



WAREHOUSE/SHOP BUILDINGS



EAST WAREHOUSE



SOUTH WAREHOUSE



WEST SHOP

WORTHING INDUSTRIAL PROPERTY



EAST WAREHOUSE



WORTHING INDUSTRIAL PROPERTY

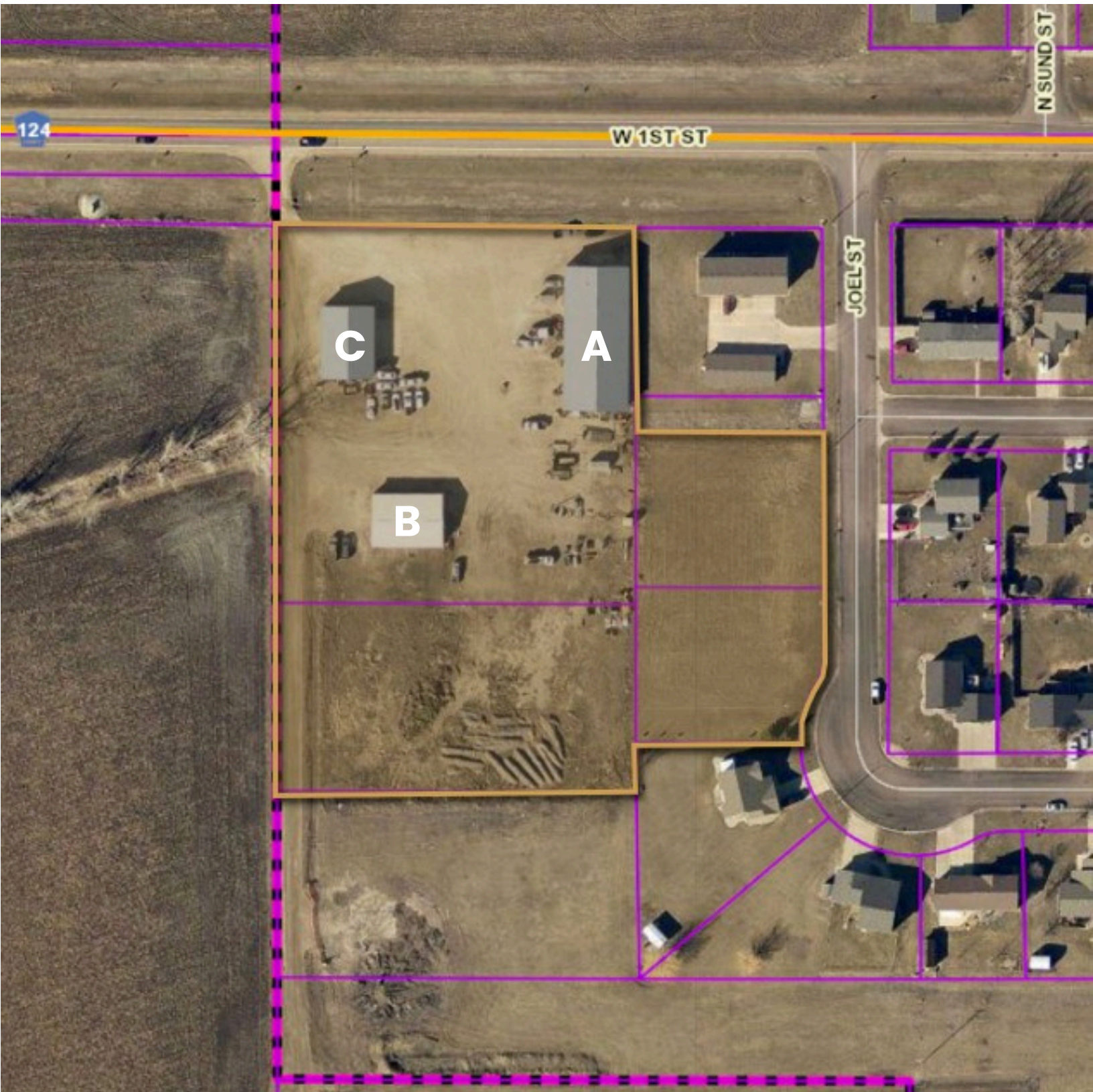
EAST & SOUTH WAREHOUSES



WORTHING INDUSTRIAL PROPERTY



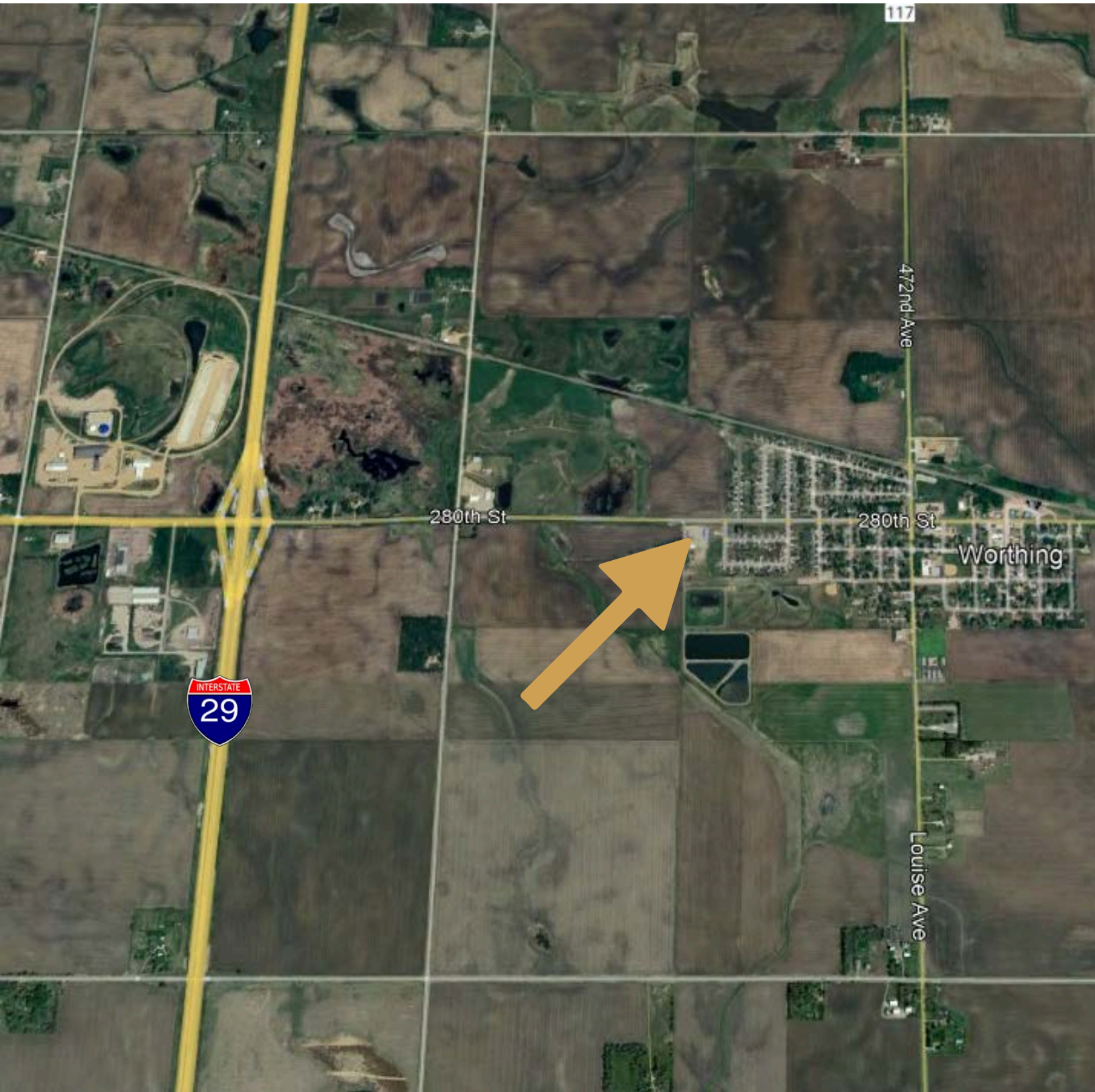
WAREHOUSE/SHOP BUILDINGS



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WAREHOUSE/SHOP BUILDINGS

