

**FOR LEASE**



# TEA FLEX SPACE

## WAREHOUSE AND OFFICE SPACE

**Bender**  
COMMERCIAL



**451 EAST 1ST STREET  
TEA, SD**



**21,076 SF  
SUBDIVIDABLE**



**\$4.95/SF NNN  
EST NNN: \$2.04/SF  
(UTILITIES INCLUDED)**

- West building (11,400 SF) has 16' to 22' clear height, 3 Phase power, forced air heat in front portion of building and radiant heat in back portion, and one (1) 16' high by 14' wide overhead door.
- Middle warehouse (5,500 SF) has two (2) 8' dock doors, one (1) 14' overhead door, radiant heat, mezzanine office area, and breakroom.
- East building (4,176 SF) has a small office area, 10' to 12' sidewall height, 16' clear height, and 7' overhead door.
- Spaces can be leased together or separately.
- Convenient location along main thoroughfare in Tea.
- Easy access to Heritage Parkway and Interstate 29. Close proximity to future South Veterans Parkway as well.

**ROB FAGNAN, SIOR** | [rob@benderco.com](mailto:rob@benderco.com) | 605-521-5444



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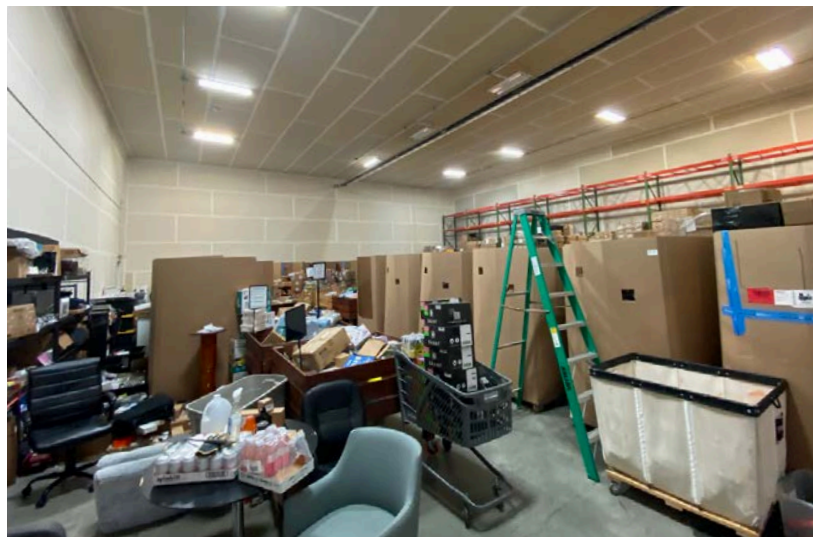
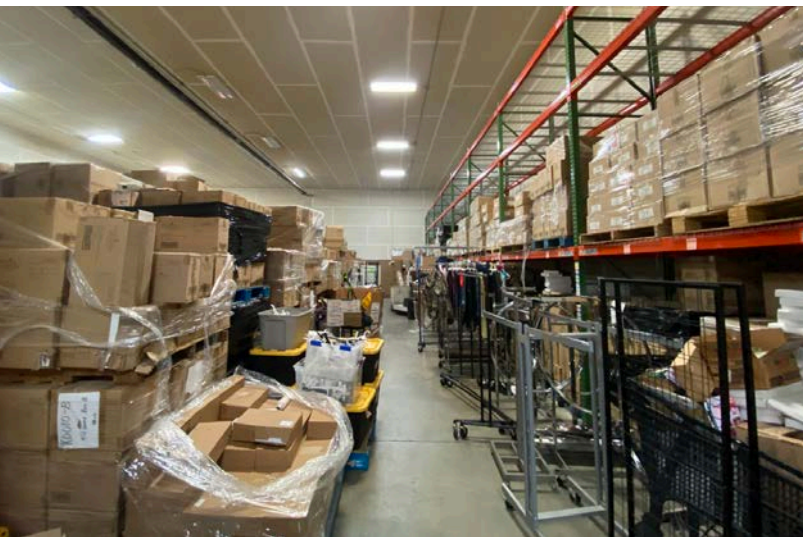
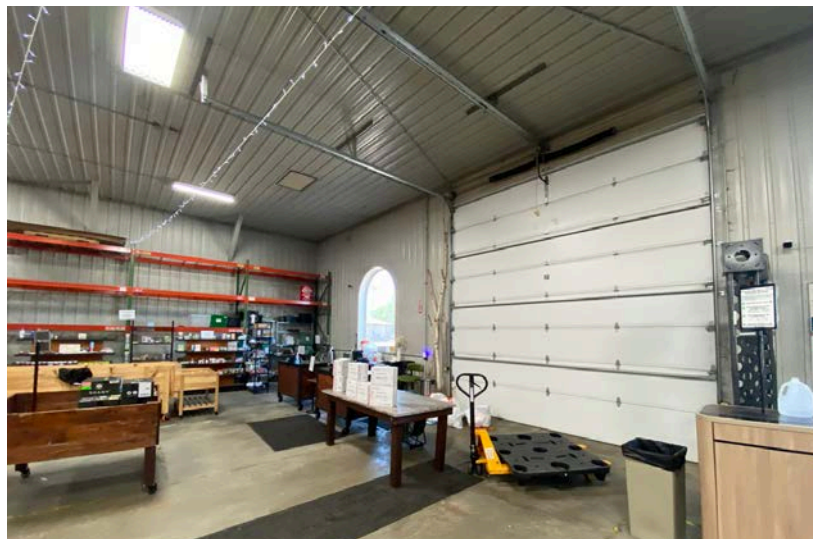
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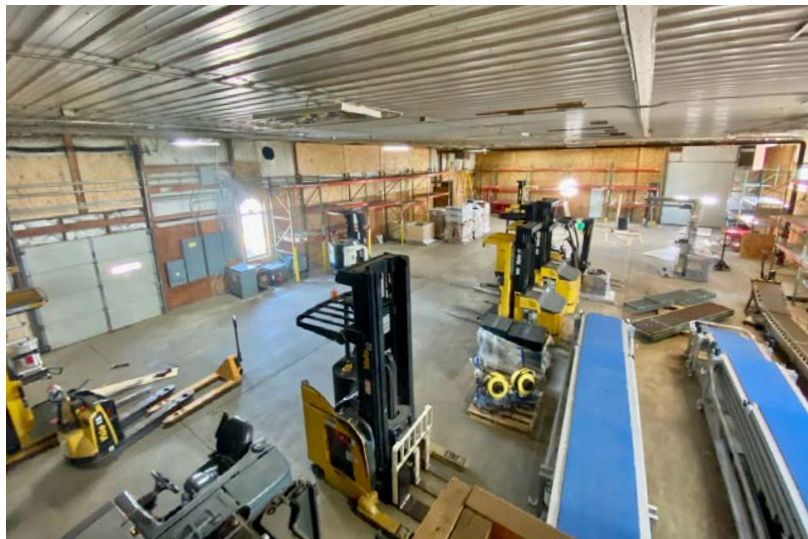
## WEST BUILDING



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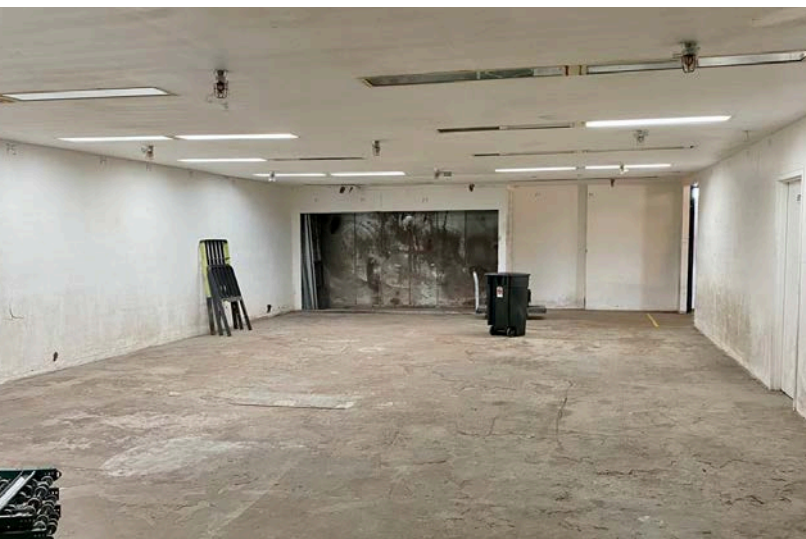
## MIDDLE BUILDING



# TEA FLEX SPACE



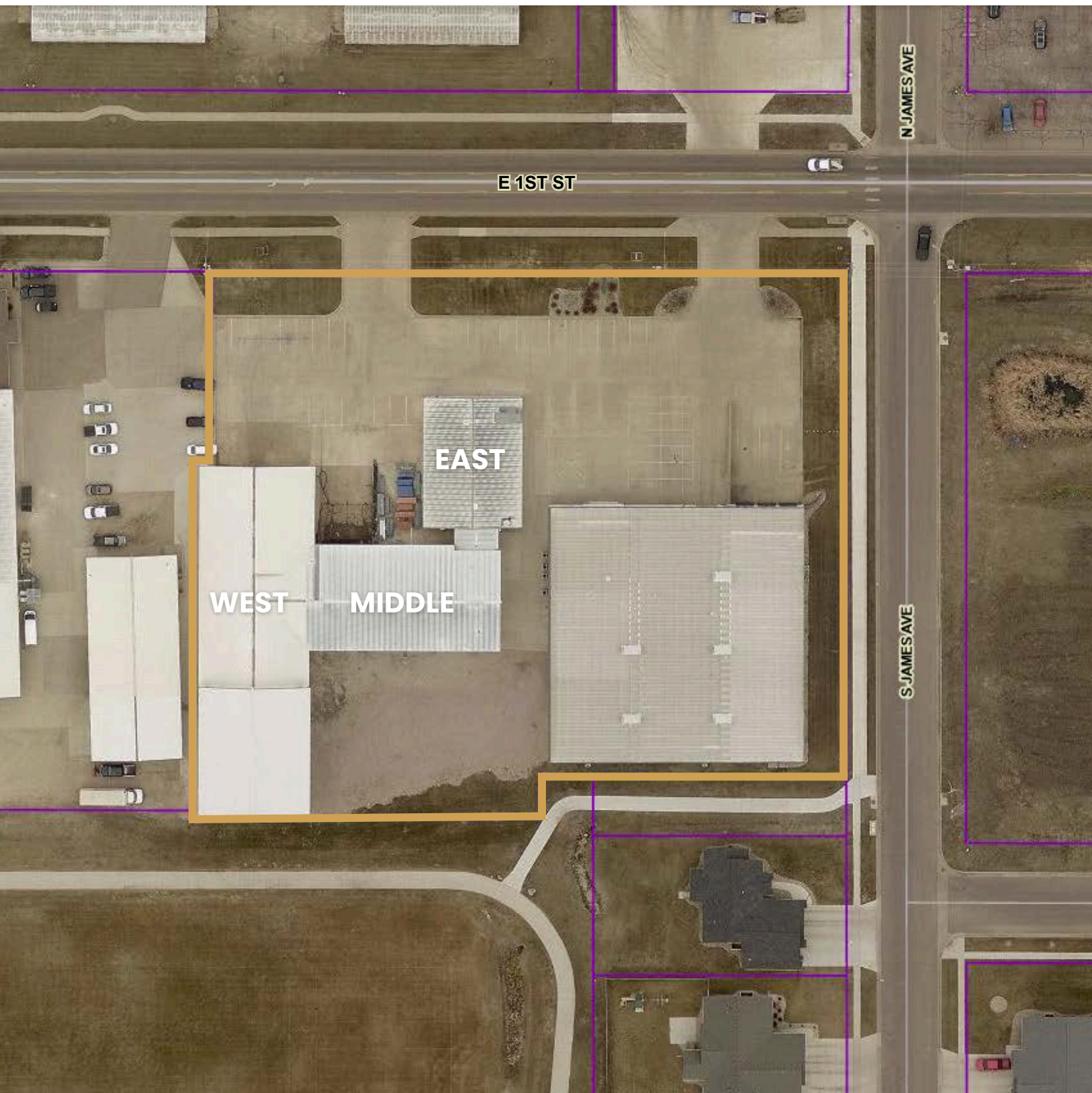
## EAST BUILDING



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