

FOR LEASE



HWY 100 FLEX BUILDING

Bender COMMERCIAL



**27102 INDEPENDENCE AVE
TEA, SD**



11,736 - 26,736 SF



\$8.00/SF NNN

- Showroom/Warehouse/Office located along Highway 106 (future Veterans Parkway).
- Office area includes 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 one (1) 14' overhead door and one (1) dock-high door with interior ramp.
- 16' sidewalls.
- Ample parking.
- Frontage along Highway 106 (future Veterans Parkway).
- Easy access to I-29.
- Subdividable.

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HIGHWAY 100 FLEX BUILDING



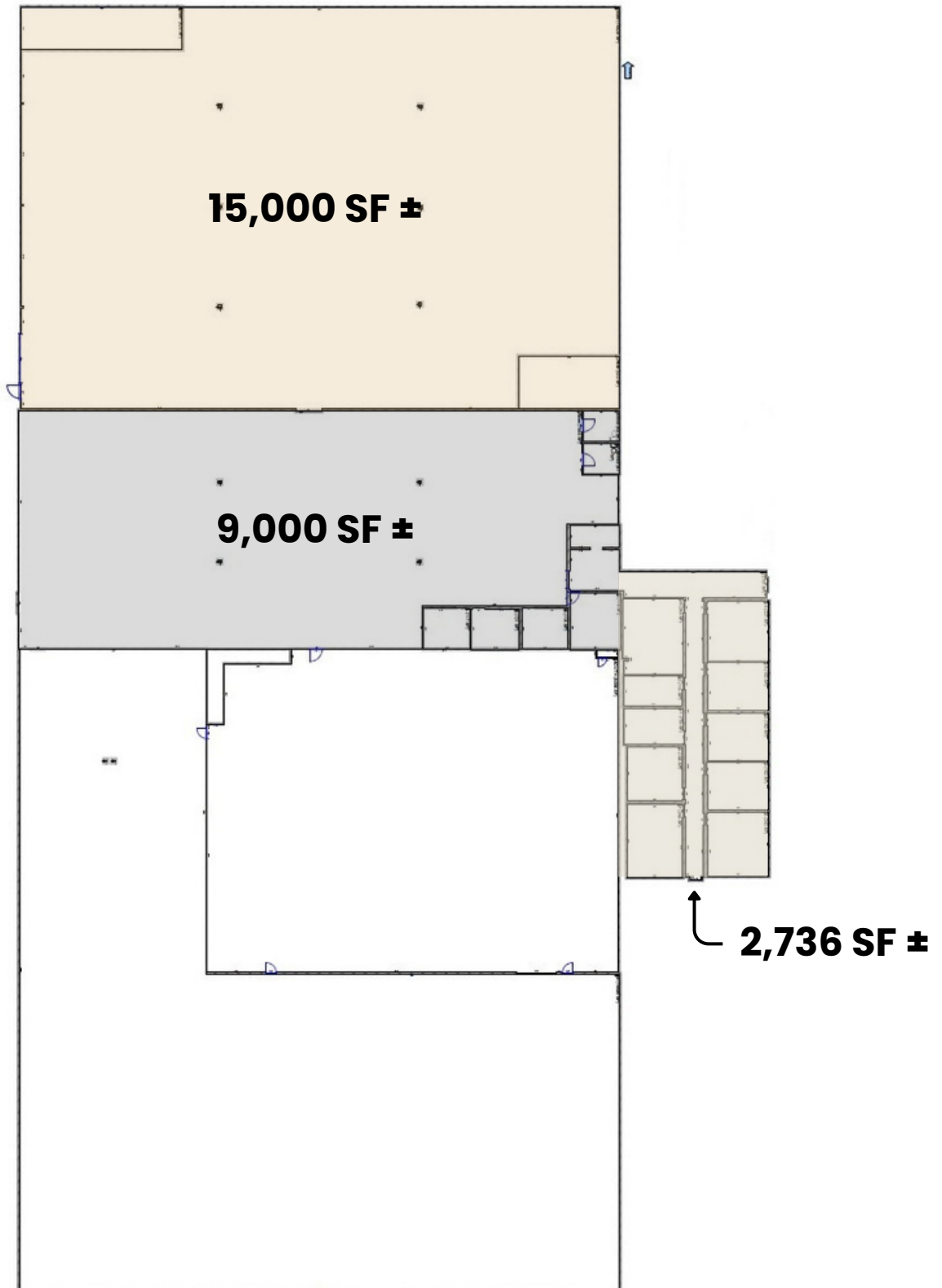
WAREHOUSE/SHOWROOM/OFFICE SPACE



HIGHWAY 100 FLEX BUILDING



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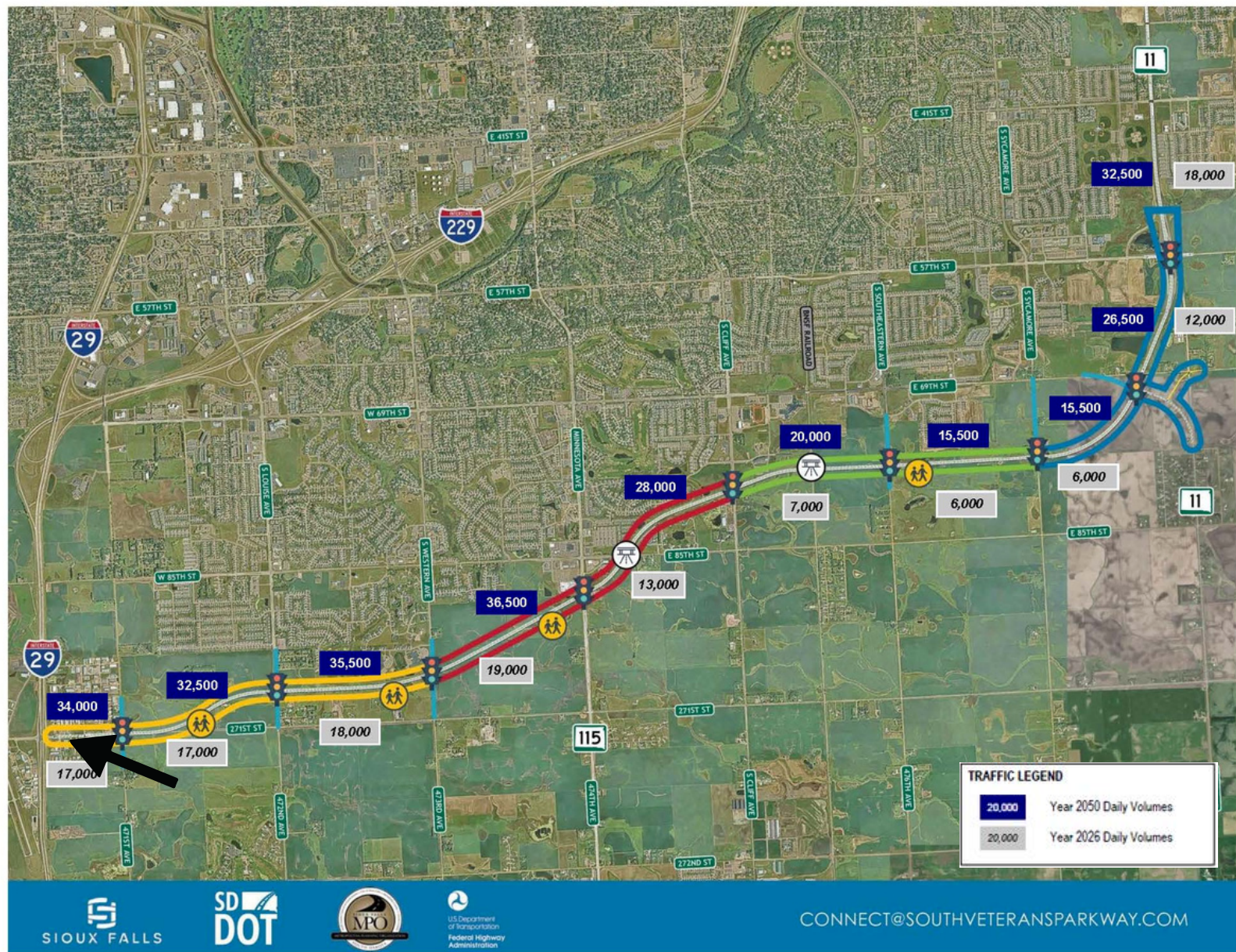
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HIGHWAY 100 FLEX BUILDING



SOUTH VETERANS PARKWAY



Legend

- NEPA Study Area
- City Boundaries
- Interstate Highways
- Other Roads

Project Location (Lincoln County)

85TH ST INTERCHANGE

SUBJECT PROPERTY

0 0.5 Miles

HIGHWAY 100 FLEX BUILDING



WAREHOUSE/SHOWROOM/OFFICE SPACE

