

FOR SALE



CHAMBERLAIN WAREHOUSE

FLEX BUILDING WITH I-90 ACCESS & VISIBILITY

Bender
COMMERCIAL



**100 249TH STREET
CHAMBERLAIN, SD**



**29,640 SF
5.11 ACRES**



\$1,890,000

- Highly visible property with ample land and easy access to Interstate 90.
- Built in 1999 with an addition in 2009.
- Property includes 17,600 SF of refrigerated space with dedicated 28' x 28.5' freezer space; 9,240 SF of heated warehouse with four (4) 14' x 14' overhead doors; three (3) internal overhangs with automatic sensors with weight control for forklifts.
- Heated warehouse has floor drains and is temperature controlled.
- Additional heated mezzanine (3,615 SF) with 12' to 19' ceiling height has two (2) overhead doors for pallet loading from ground level. Mezzanine is not figured into overall building square footage.
- 26' clear span in refrigerated warehouse. 20' clear span in heated warehouse (23' to ceiling).
- Two (2) loading docks with 10' doors.
- Office area has five (5) offices, including an executive office with an executive bathroom, a workstation with several desks, and a conference room.
- Warehouse walkway includes one (1) office and three (3) kitchenette areas.
- Property includes excess land for future growth and/or other projects.

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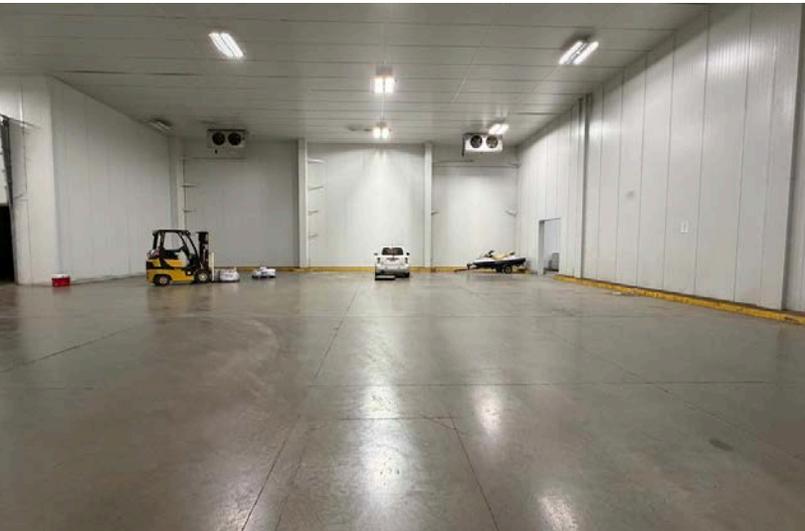
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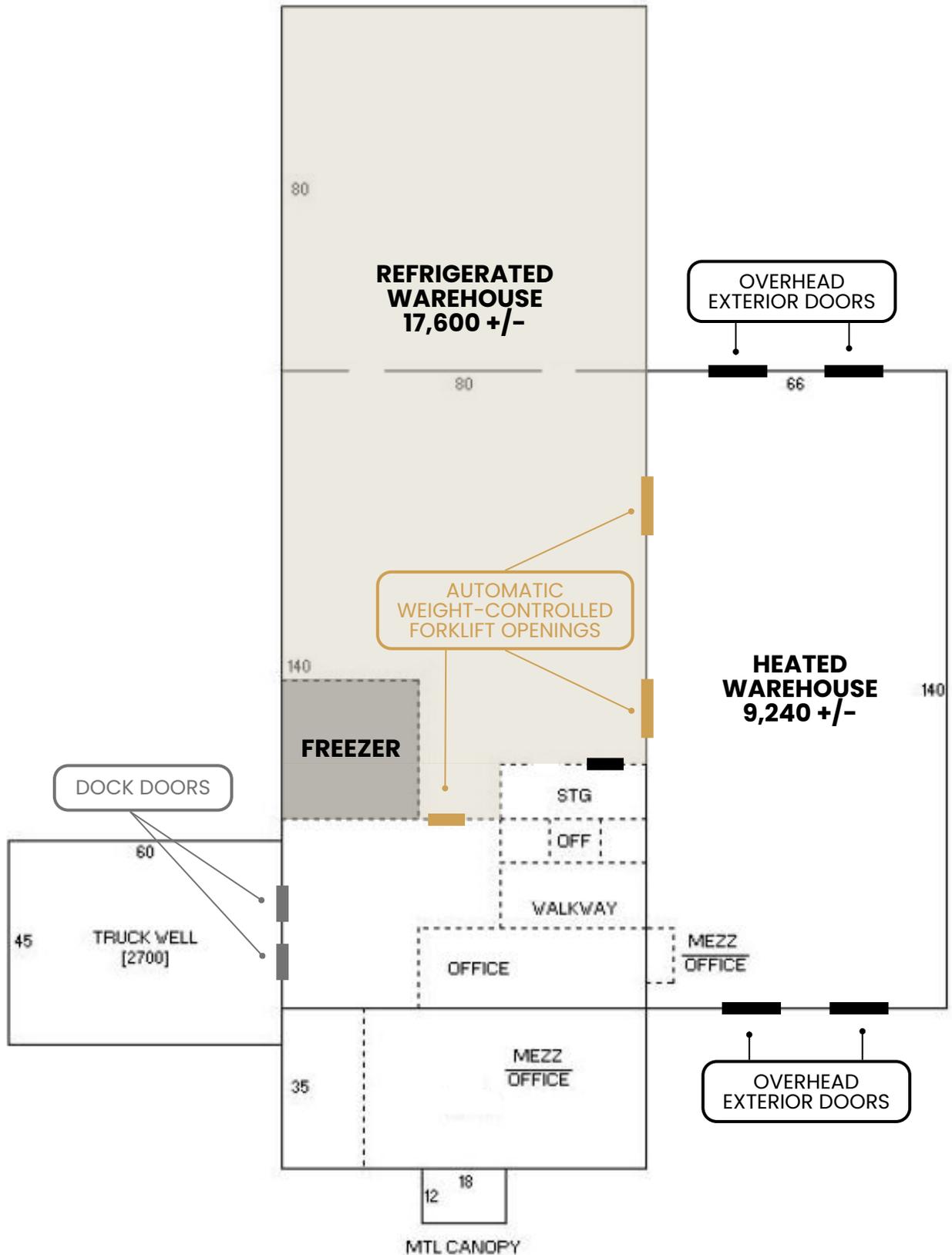
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