

**FOR SALE**



# FRITO-LAY BUILDING

OFFICE/DISTRIBUTION FACILITY

**Bender**  
COMMERCIAL

 **1615 & 1625 MINDY STREET**  
**TEA, SD**



**2 BUILDINGS**  
**23,010 SF**

**\$ \$2,500,000**

- Distribution warehouse located in the Hagedorn Industrial Park in Tea, SD.
- Zoned I-1 Light Industrial.
- Lot size: 127,058 SF (2.92 acres).
- 1615 Mindy Street – 1,650 SF shop building with one (1) overhead door. Built in 2019.
- 1625 Mindy Street – 21,360 SF distribution warehouse with four (4) dock-high and eighteen (18) truck-high doors. Built in 2004.
- 2,470 SF office on main level with central air-conditioning and forced-air heat.
- 18' clear height.
- 22 marked vehicle parking spaces.

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



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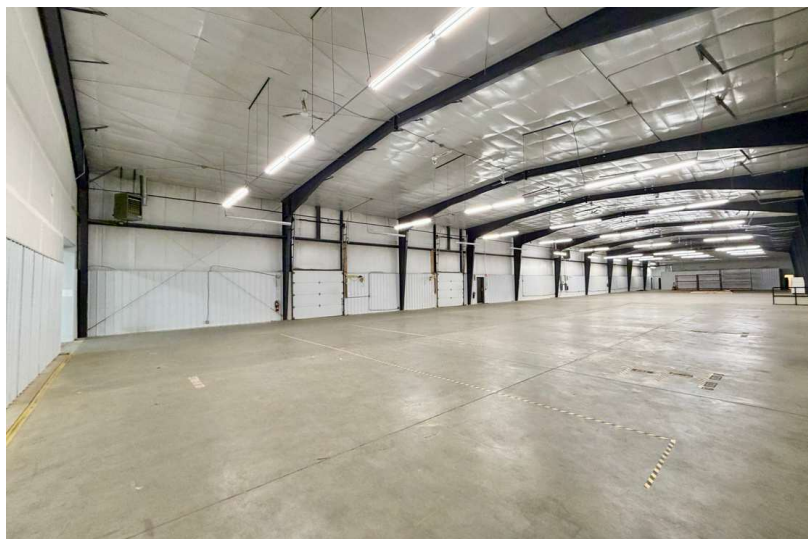
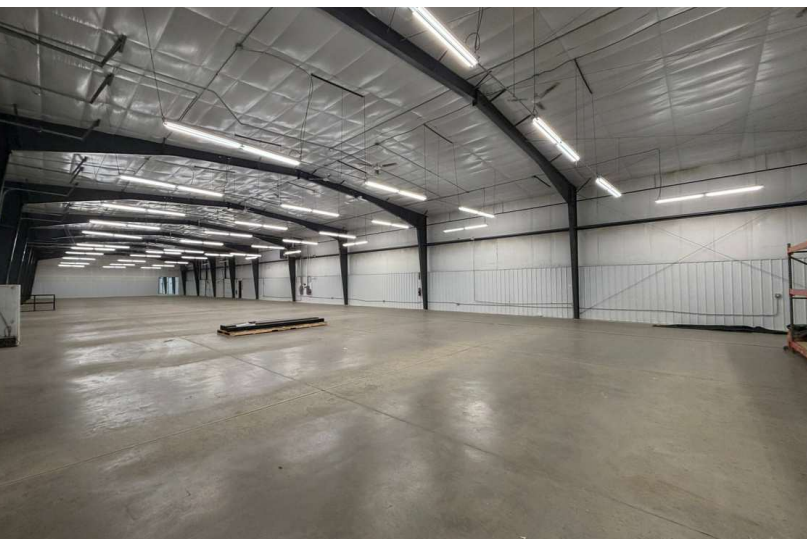
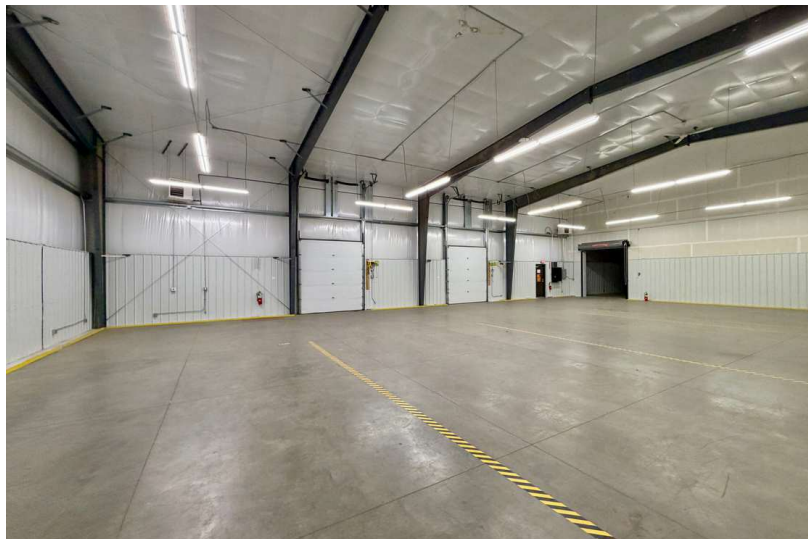
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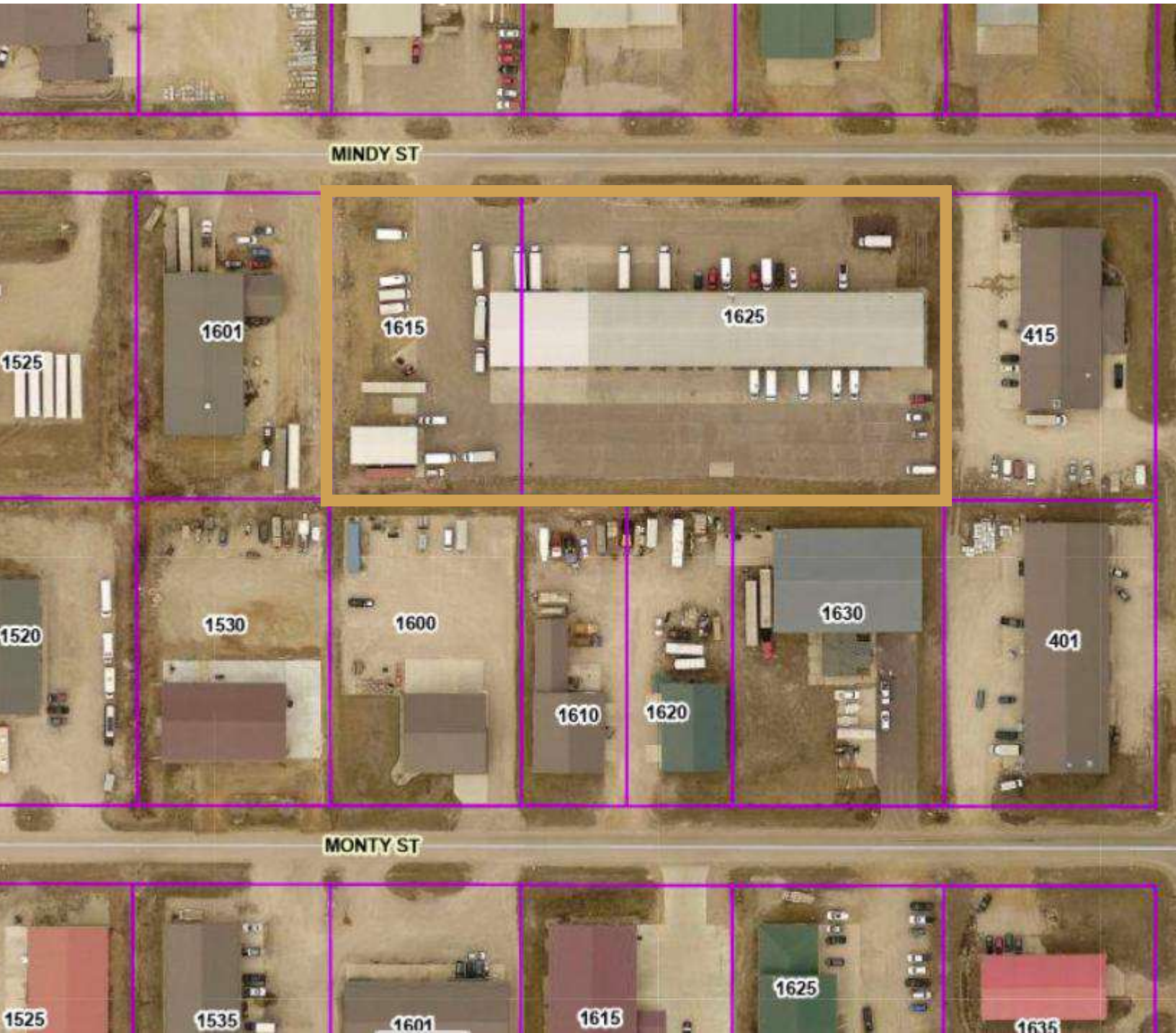
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