

FOR SALE



MADISON INDUSTRIAL PROPERTY

BUILDING WITH AMPLE LAND

Bender
COMMERCIAL



**433 12TH STREET SE
MADISON, SD**



**8,000 SF BUILDING
5.64 AC LAND**



\$550,000

- Industrial building with ample land in Madison, SD.
- 6,000 SF heated space is unoccupied — great for owner-occupant.
- 2,000 SF leased space is heated and cooled. Leased through Jan. 31, 2027. This space has a bathroom and office built out.
- Natural gas, water, and electric to the building.
- Single phase power. 3-phase is available.
- Zoning: ML - Light Manufacturing
- Year built: 2007

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