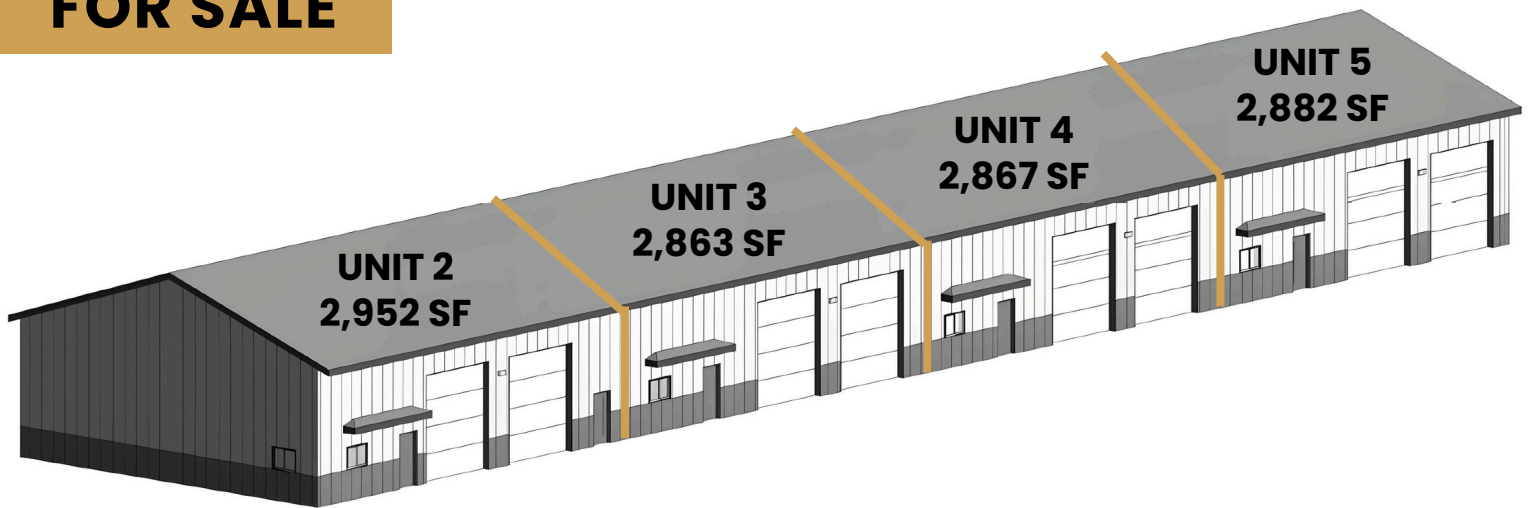


FOR SALE



LANDMARK INDUSTRIAL PARK CONDOS

Bender
COMMERCIAL



**220 BEECH AVENUE
TEA, SD**



2,863 - 2,952 SF



\$335,000 - \$394,000

Unit 2 - 2,952 SF - \$394,000

Unit 3 - 2,863 SF - \$390,000

Unit 4 - 2,867 SF - Under Contract

Unit 5 - 2,882 SF - \$335,000

- Newly constructed industrial flex condos in the Landmark Industrial Park in Tea, SD.
- Each condo has heated warehouse, two (2) 12'W x 14'H overhead doors, trench drains and LED Lighting.
- Units 2 and 3 have mezzanine storage and air-conditioned office areas with breakroom and restrooms - contact broker for floorplans.
- Units 4 and 5 can be built-to-suit with mezzanine, bathroom, etc.
- HOA for lawncare, snow removal and water/sewer service.
- Easy access to Highway 106 (Gateway Boulevard) and I-29.

BOBBIE TIBBETTS | bobbie@benderco.com | 605-670-9455



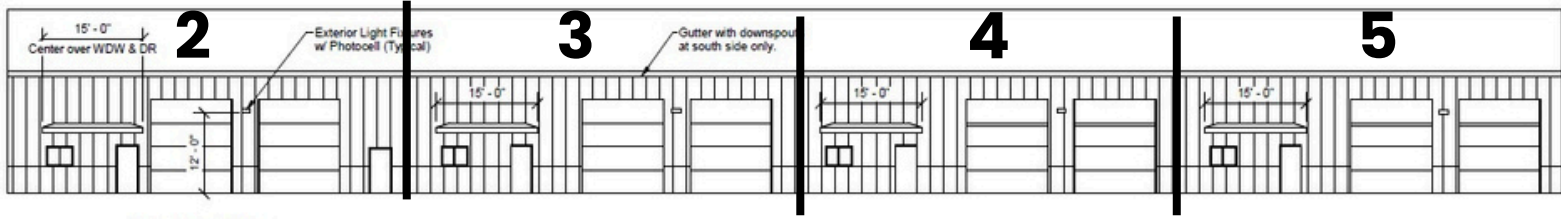
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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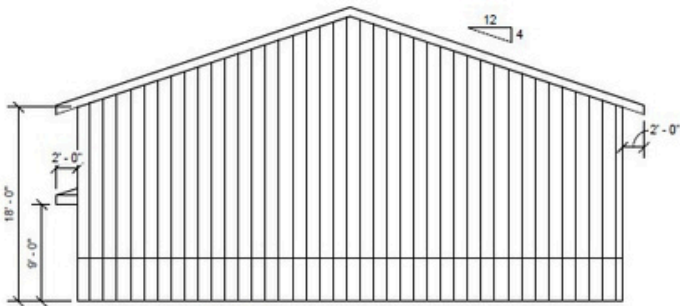
LANDMARK FLEX CONDOS



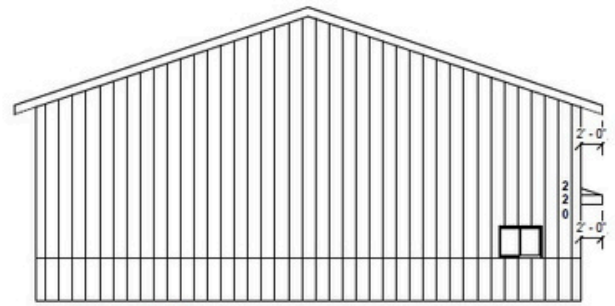
INDUSTRIAL FLEX CONDOS FOR SALE



① South Elevation
1/16" = 1'-0"



② East Elevation
1" = 10'-0"



③ West Elevation
1" = 10'-0"



Unit A & B Office Area Concept

LANDMARK FLEX CONDOS



INDUSTRIAL FLEX CONDOS FOR SALE

