

FOR SALE/FOR LEASE



HWY 100 FLEX BUILDING

Bender COMMERCIAL

 **27102 INDEPENDENCE AVE
TEA, SD**  **52,644 SF**  **\$5,500,000 (\$104.48/SF) - FOR SALE**
\$7.50/SF NNN - FOR LEASE

- Showroom/Warehouse property located along Highway 106 (future Veterans Parkway).
- Central showroom/office area with 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 two (2) 14' overhead doors, one (1) 12' overhead door and two (2) dock-high doors (one with interior ramp).
- 16' sidewalls.
- Ample parking - 42 spaces and 6 trailer parking spaces.
- 3.0 acre lot with frontage along Highway 106 (future Veterans Parkway).
- Easy access to I-29.

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HIGHWAY 100 FLEX BUILDING



WAREHOUSE/SHOWROOM PROPERTY



HIGHWAY 100 FLEX BUILDING



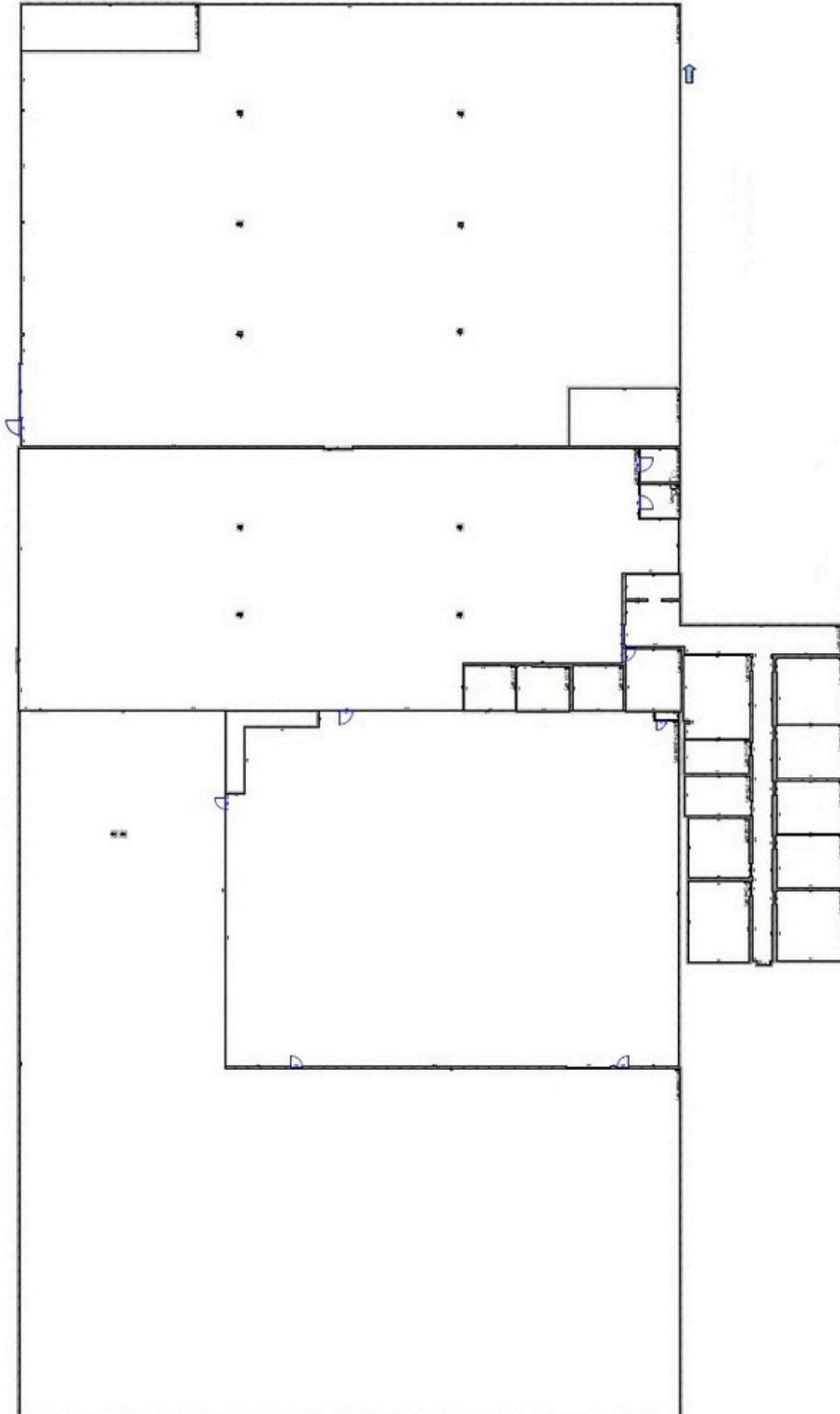
WAREHOUSE/SHOWROOM PROPERTY



HIGHWAY 100 FLEX PROPERTY



WAREHOUSE/SHOWROOM SPACE



HIGHWAY 100 FLEX PROPERTY



WAREHOUSE/SHOWROOM SPACE



HIGHWAY 100 FLEX PROPERTY



SOUTH VETERANS PARKWAY



HIGHWAY 100 FLEX BUILDING



WAREHOUSE/SHOWROOM PROPERTY

