



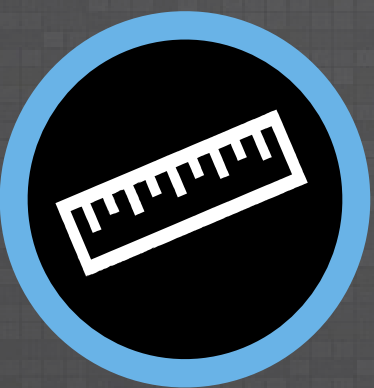
K&J INDUSTRIAL

Bakker Landing | I-29 exit

Brand New Shop Space



2045 Merchant Street
Tea, SD 57064



size

South Bay: 9,920 sqft



price

\$8.00 per sqft (NNN)



details:

- Includes office space, plus 2 restrooms
- Mezzanine storage space
- Asphalt lot with concrete apron
- 20' sidewalls
- 16'x14' overhead doors
- Reznor Heaters



layout

Open warehouse, office, and two bathrooms.



location

Property is located in the Bakker Landing development near Southwest Sioux Falls (SD), with close proximity to Interstate 29, Highway 106 and West 85th Street.

Information deemed reliable but not guaranteed.

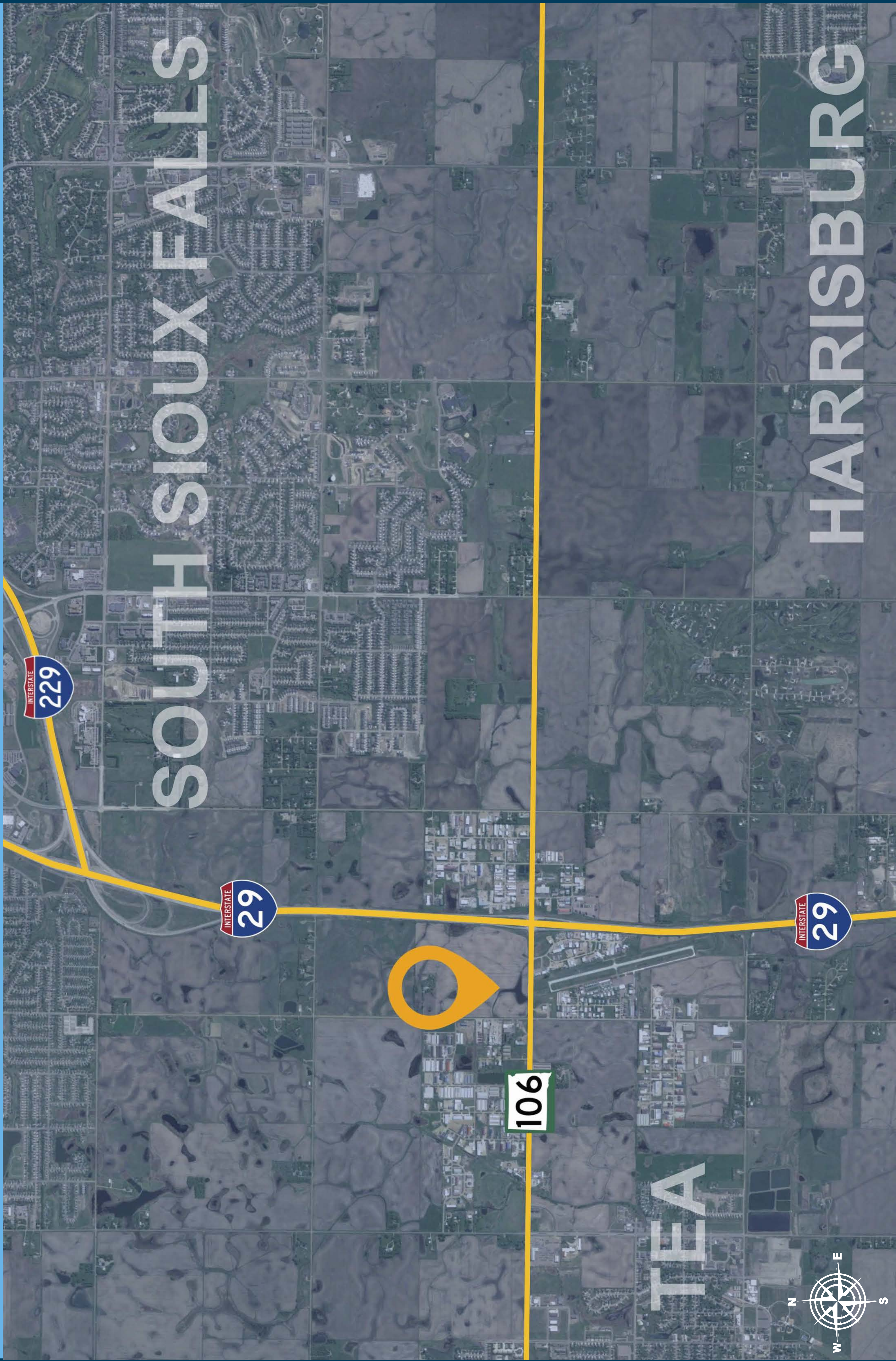


Lake Lorraine | 2571 S. Westlake Drive #100
Sioux Falls, South Dakota 57106
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Ryan@VBClink.com

LOCATION MAP



AREA MAP



ELEVATIONS



4 South $1\frac{1}{16}" = 1'-0"$



North
3 $\frac{1}{16}" = 1'-0"$



West
② $\frac{1}{16}" = 1'-0"$

① East $1/16" = 1'-0"$

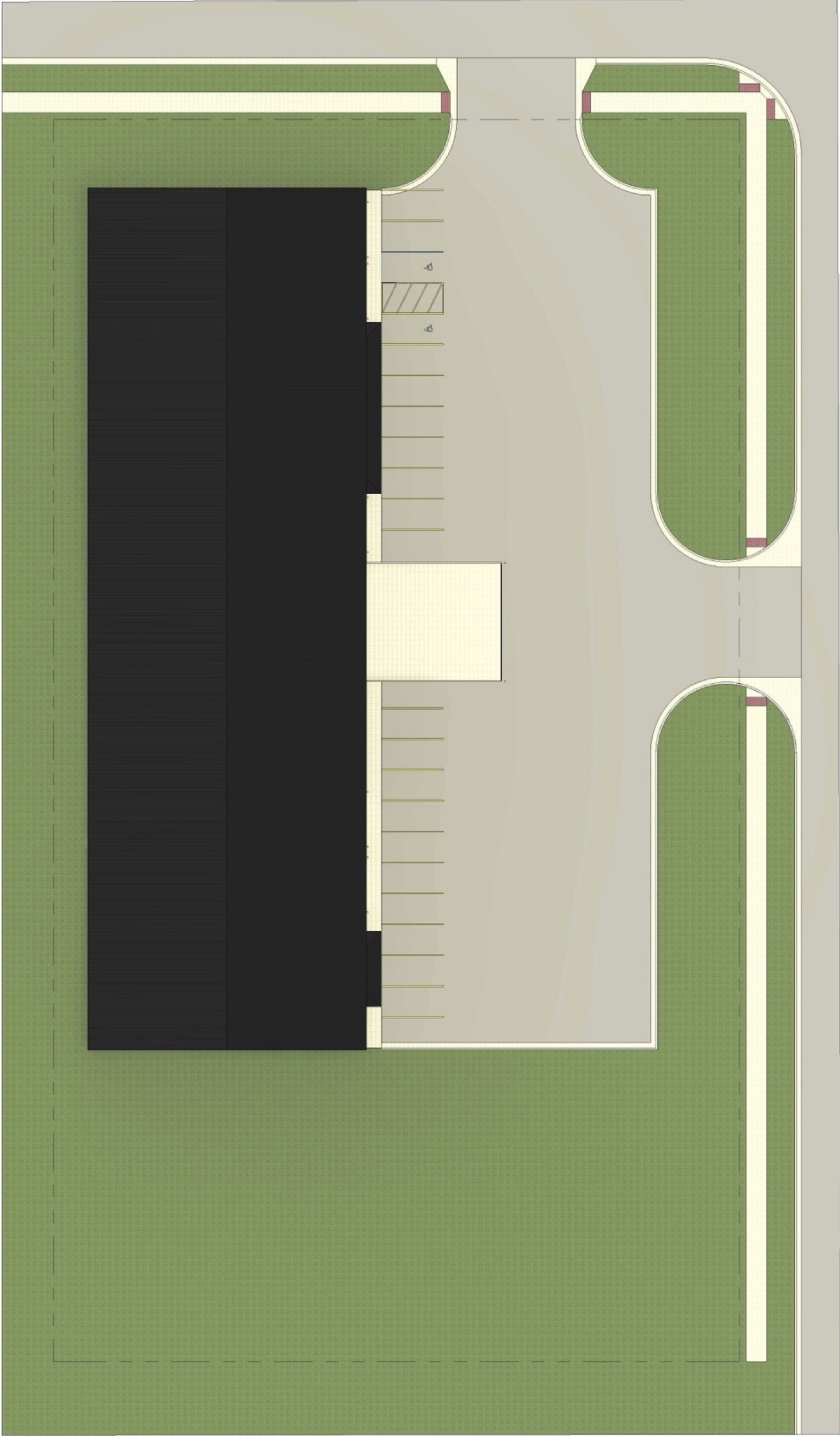
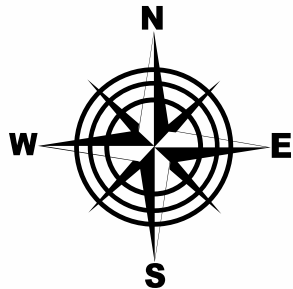
	
(605)-940-3802	JaversConstruction.com

Karlson, Javers	
K&J Warehouse	

No.	Description	Date

Elevations	
Project number	Project Number
Date	5/3/2022
Drawn by	Author
Checked by	Checker
Scale 1/16" = 1'-0"	

SITE PLAN



1 Site
1" = 30'-0"



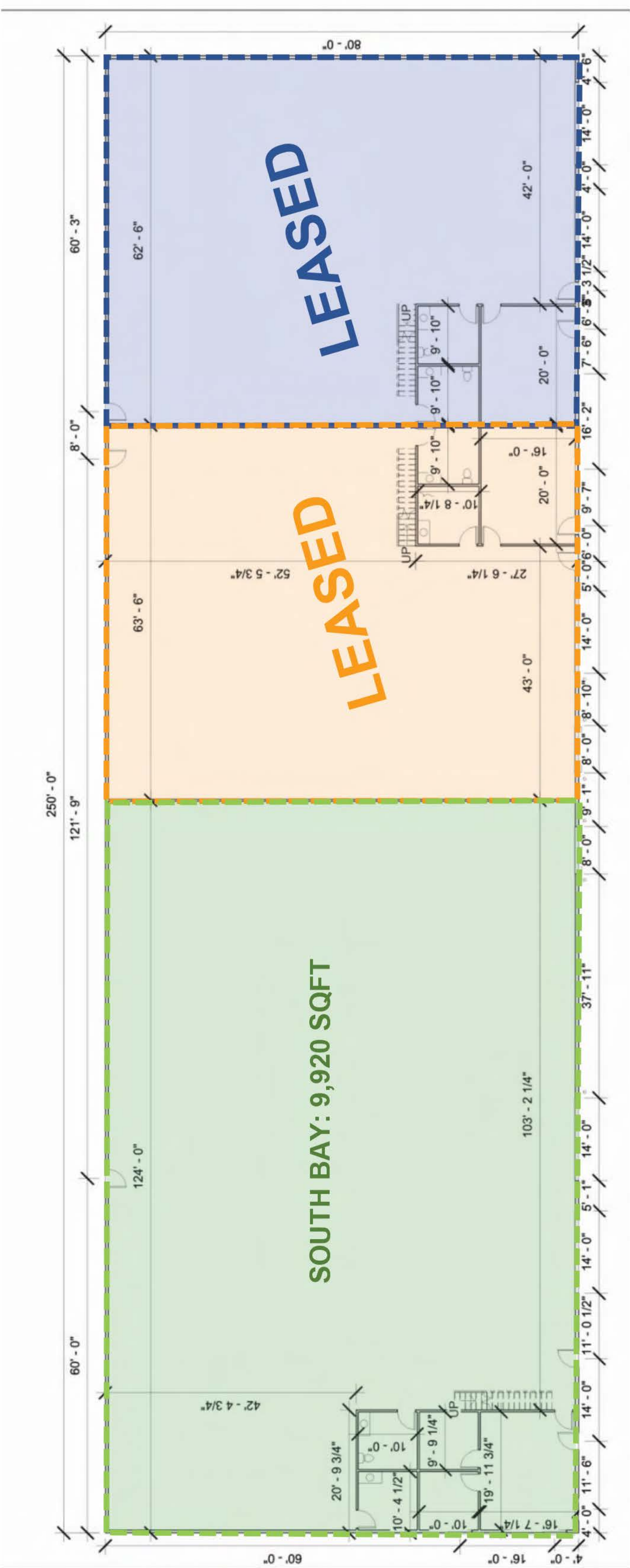
(605)-940-3802 JaversConstruction.com

Karlson, Javers
K&J Warehouse

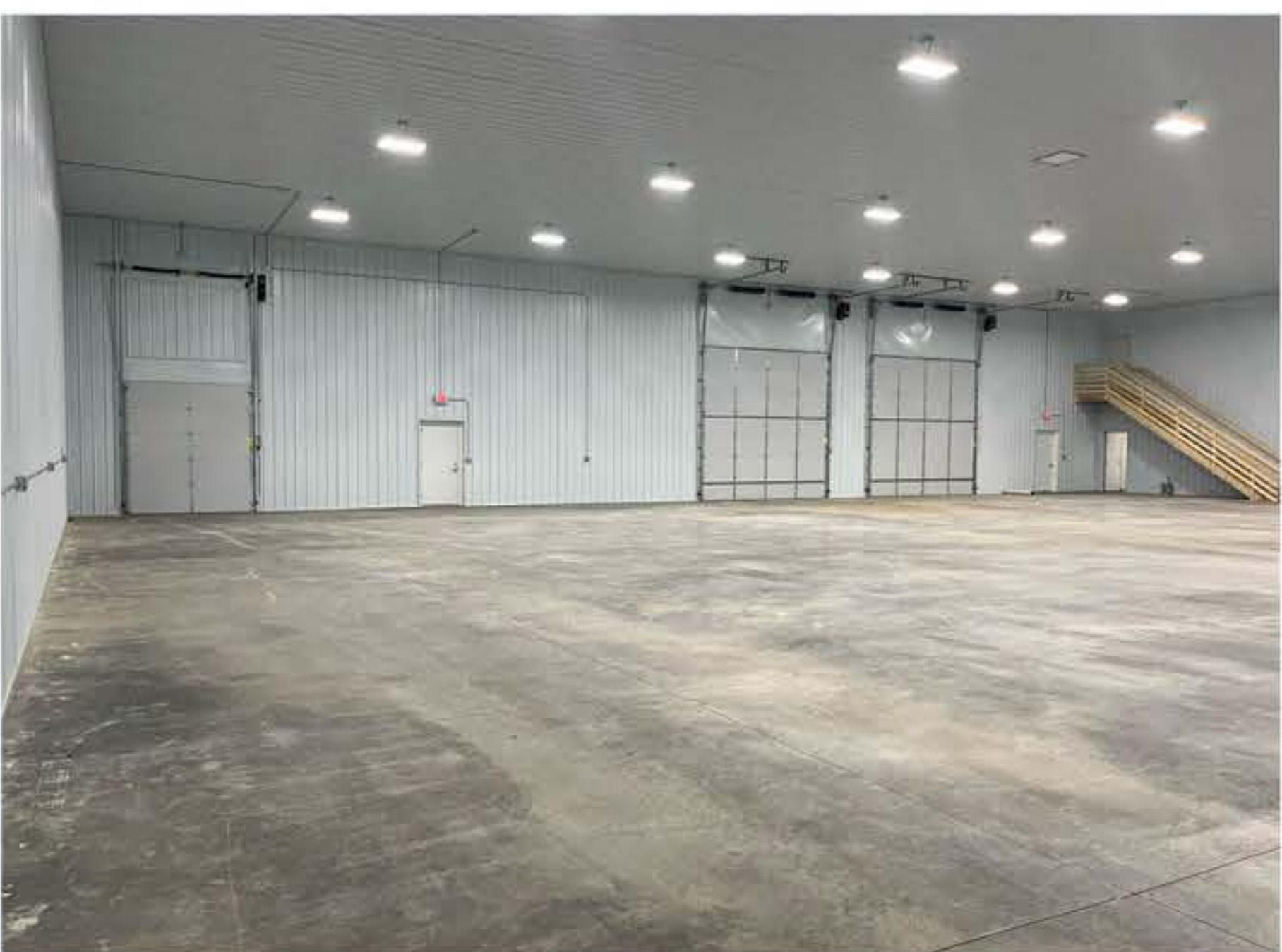
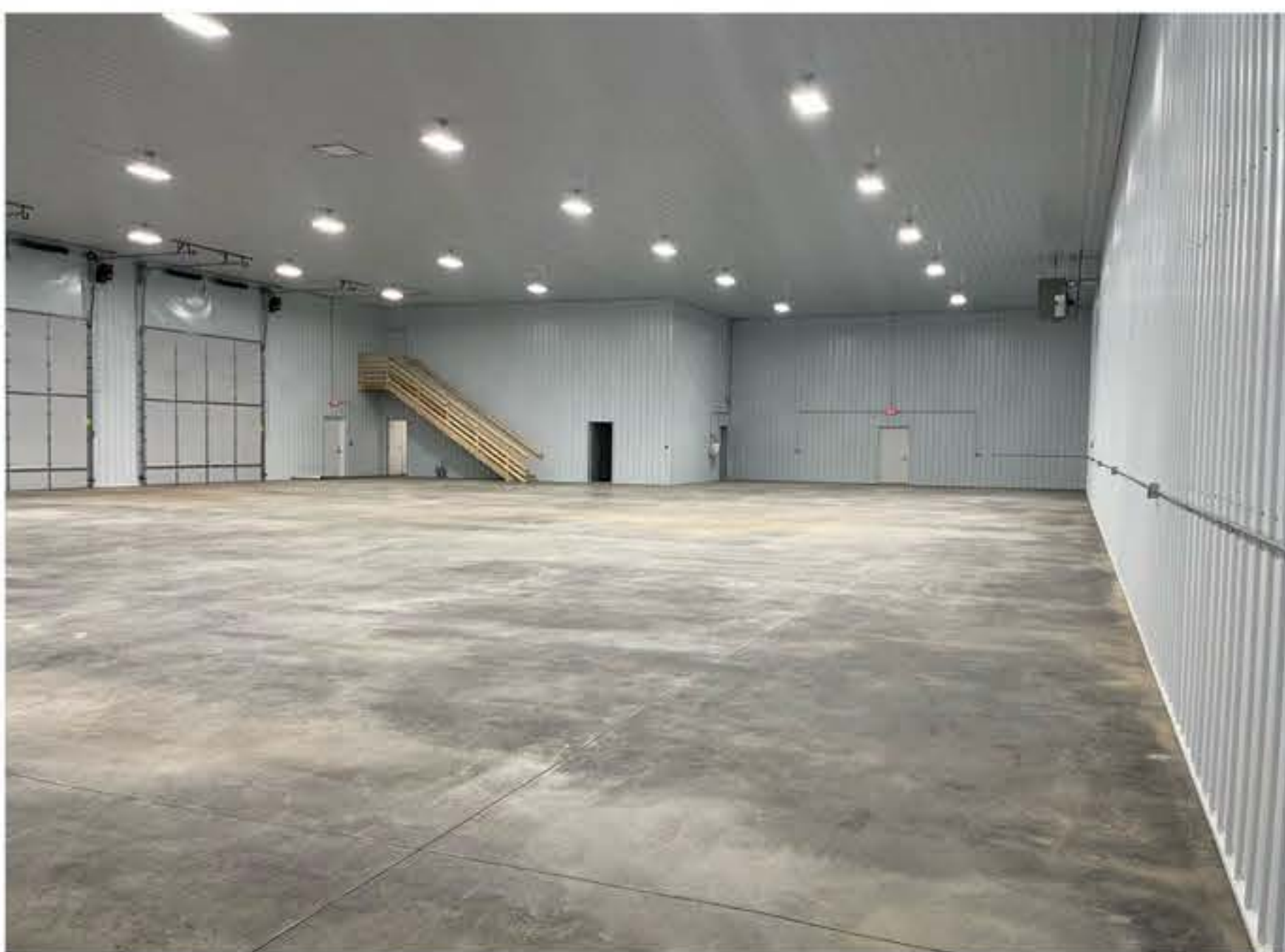
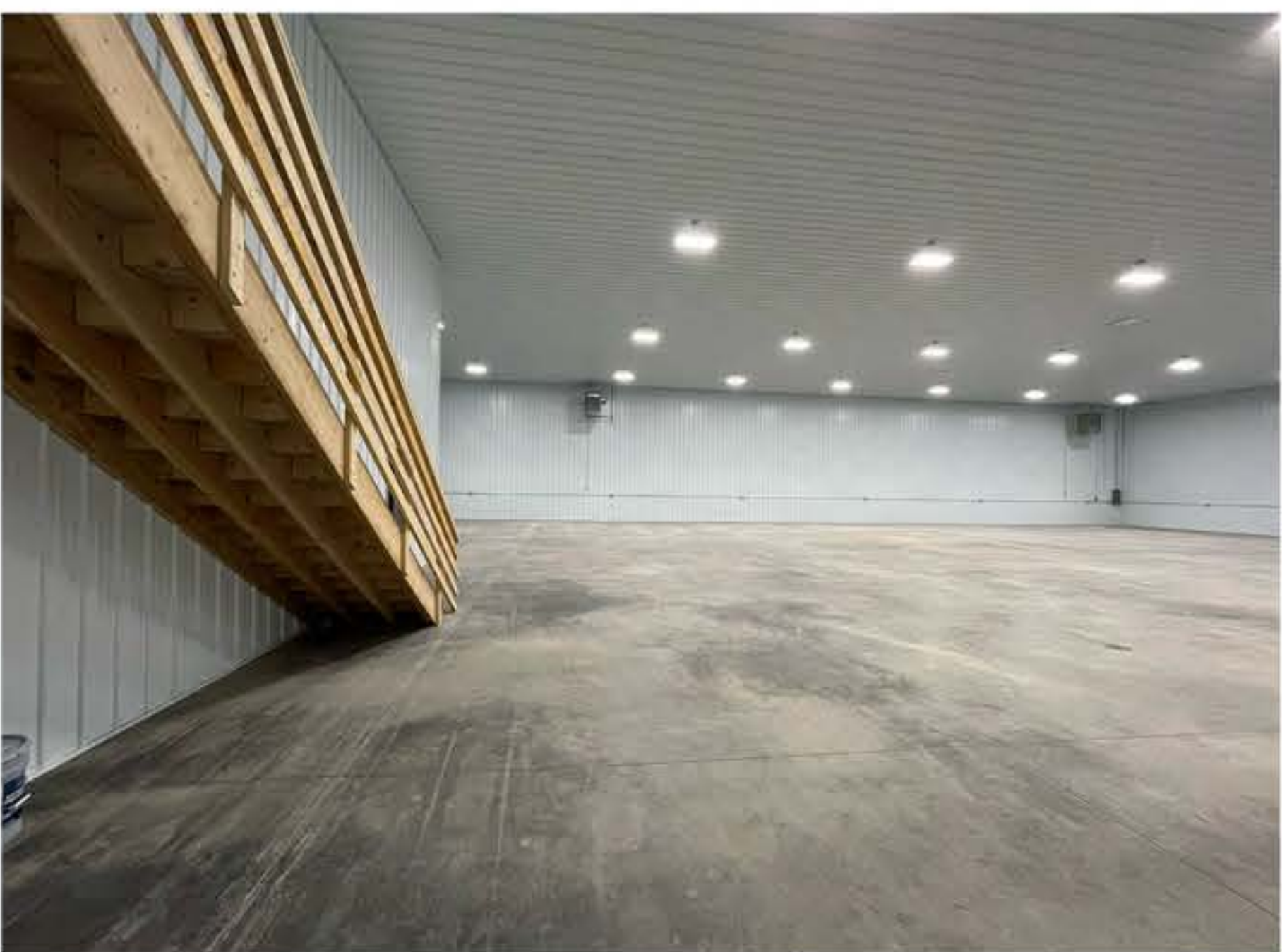
No.	Description	Date

Siteview			
Project number	Project Number	103	
Date	5/3/2022	Author	
Drawn by		Checker	
Checked by			Scale 1" = 30'-0"

FLOOR PLAN



PHOTOS



PHOTOS

