

**FOR
LEASE**

TEA SHOP SPACE BAKKER LANDING OFF I-29 EXIT

BRAND NEW SHOP SPACE FOR LEASE



2007 INDUSTRIAL STREET,
TEA, SD 57064



SIZE

Unit 1: 2,535 sq. ft.
Unit 2: 2,535 sq. ft.
Unit 3: Leased
Unit 4: Leased



PRICE

Unit 1: \$1,999 per month*
Unit 2: \$1,999 per month*
Unit 3: Leased
Unit 4: Leased
*All pricing is Gross + Utilities
(gas, electrical and garbage)



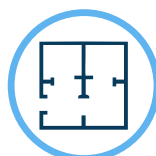
DETAILS

- Each suite has an office, restroom + overhead door
- Office space includes heat and air conditioning
- Mezzanine storage space
- 14' overhead door
- Heated shop with hot/cold water and floor drain
- Three-phase 200 amp service
- Exterior security cameras installed
- Prewired for security in each unit
- Office + restroom both have epoxy floors



LOCATION

The Property is in the Bakker Landing development near SW Sioux Falls with close proximity to Interstate 29, Highway 106 and West 85th Street.



LAYOUT

Each suite has an open warehouse with a mezzanine, private office and one bathroom.



AVAILABILITY

Immediately

Information deemed reliable, but not guaranteed.

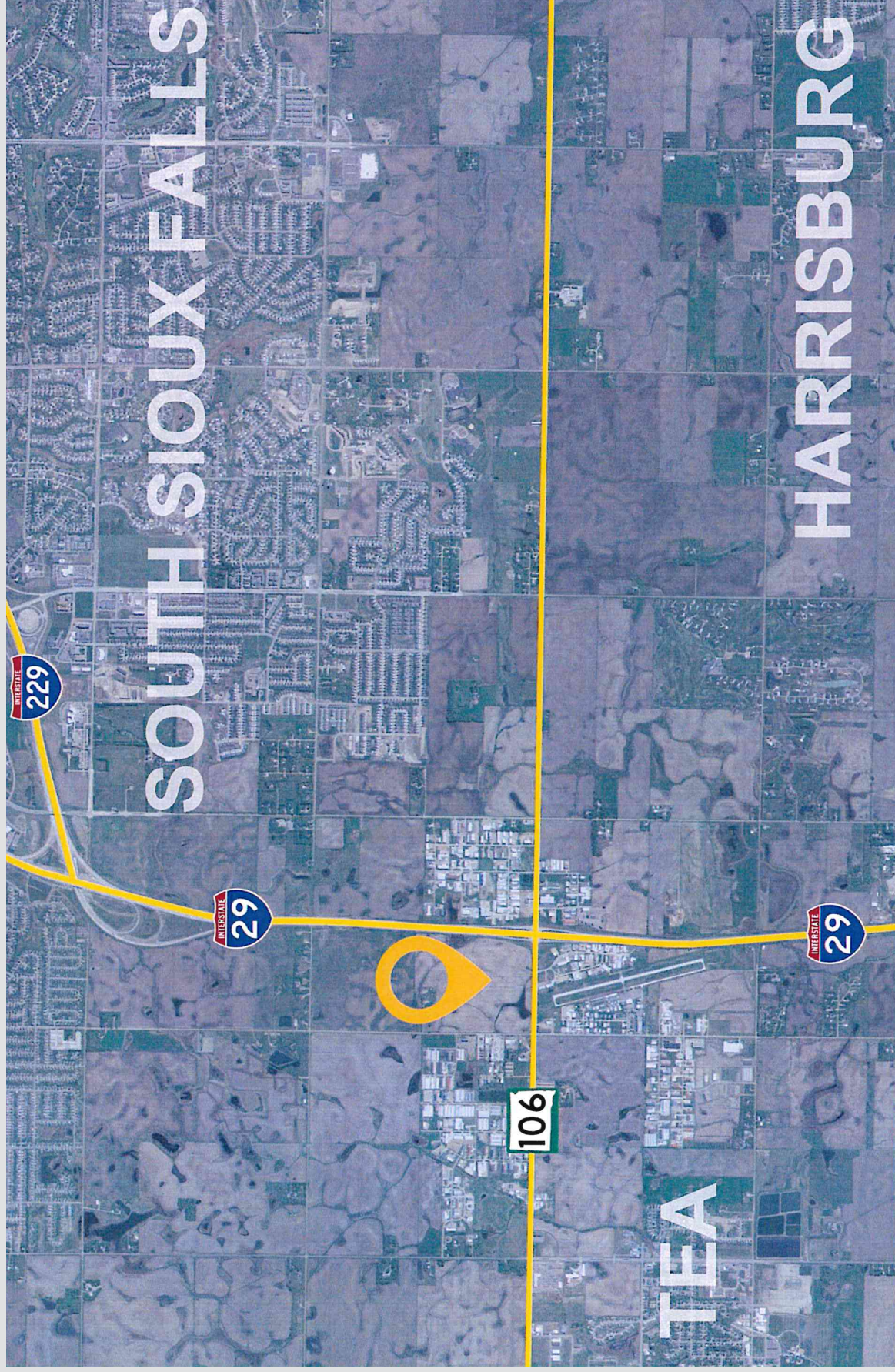


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LOCATION MAP



AERIAL MAP



INTERIOR PHOTOS



INTERIOR PHOTOS

