



NERISON INDUSTRIAL BAKKER LANDING (I-29 TEA EXIT)

BRAND NEW INDUSTRIAL SPACE WITH DOCK

2330 Enterprise Avenue | Tea, SD 57064



SIZE

5,083 sqft



LOCATION

Bakker Landing Business Park,
located along Interstate 29 at Tea
Exit (Southwest Sioux Falls)



DETAILS

- 20' sidewalls
- 16' x 14' overhead door (front)
- 14' x 14' overhead door (rear)
- Loading dock (9' x 8' door)
- Asphalt lot with concrete apron
- Heated shop (Reznor)
- Trench floor drain
- Office (314 sqft), heated and cooled
- Mezzanine storage space
- 2 ADA restrooms
- Fenced-in storage yard



PRICE

\$8.75 / sqft NNN



CO-TENANCY

I-29 RV & Marine, Casey's,
Starbucks, Taco John's, Thornton
Flooring, Orthopedic Institute, Ideal
Wedding & Events, GlassDoctor

Information deemed reliable but not guaranteed.



VBCLINK.COM

2571 Westlake Drive #100
Sioux Falls, South Dakota 57106



605.376.0127

Ryan@VBCLink.com

AREA RETAIL MAP



BUILDING ELEVATIONS

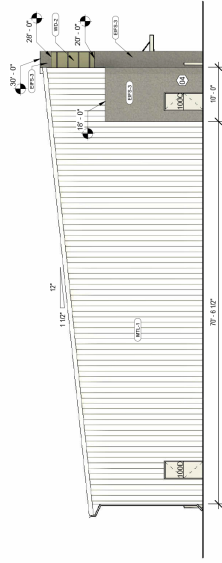


GENERAL NOTES - BUILDING ELEVATIONS

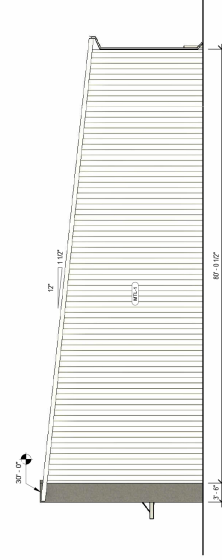
- A. EXTERIOR LIGHTING INDICATED FOR PLACEMENT ONLY. SEE ELECTRICAL SCHEDULE FOR DETAILS.
- B. INSTALL ALL EXTERIOR BUILDING PRODUCTS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. VERIFY ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY.

KEYNOTE - BLD. ELEVATIONS

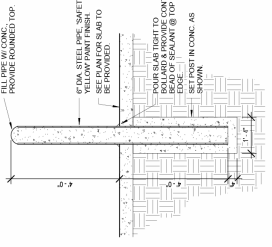
- 01 CONT. RIDGE VENT, 100% W/OUT INSULATION.
- 02 PREFIN. 10" DIA. RECTANGULAR RAIL, GUTTER, DIRECTLY INTO STEEL DECK AT ALL DOWNSPOUTS/ENLESS TYPING.
- 03 PER DEPARTMENT ACCESSIBLE, COORDINATE EXACT LOCATION WITH MECHANICAL CONTRACTOR.
- 04 MECHANICAL ROOF TOP EQUIPMENT (SEE MECH. SCHEDULE) SHALL BE INSTALLED IN SEPARATE LIFTING PLATFORM. ONLY USE SHOWN BY OTHERS. TO BE IN SEPARATE LIFTING PLATFORM.
- 05 MIN. 1/2" R-10 POLYURETHANE INSULATION SHALL BE SET INTO INSULATION CHANNELS. ALL JOINTS SHALL BE SEALED INTO INSULATION CHANNELS WITH POLYURETHANE SEALANT.
- 06 ROLLAND SEE TYPICAL DETAIL THIS SHEET.



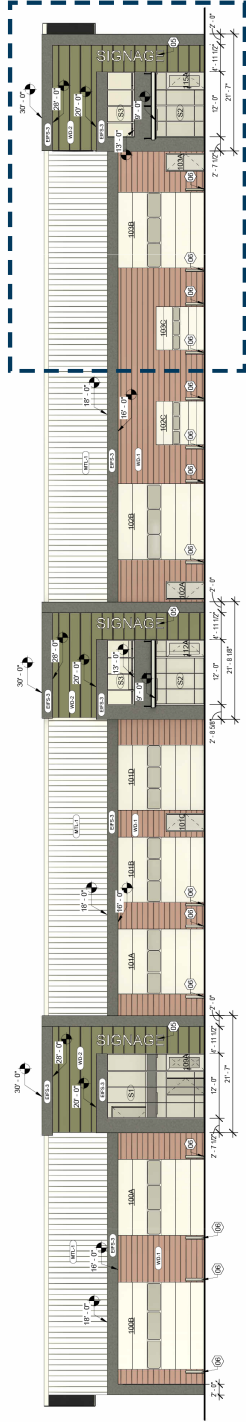
1 BUILDING ELEVATION - NORTH
1" = 16'-0"



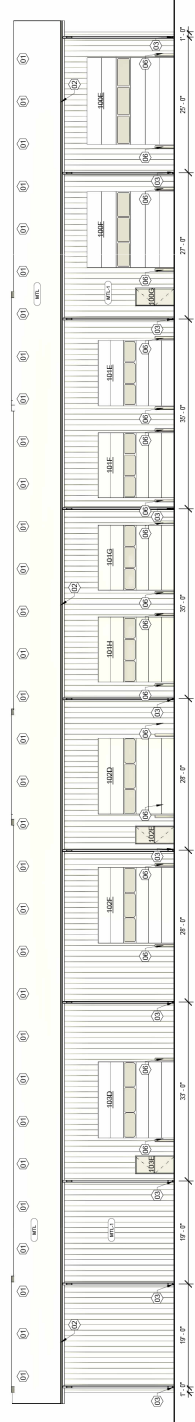
3 BUILDING ELEVATION - SOUTH
1" = 16'-0"



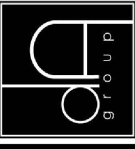
5 PIPE-BOLLARD DETAIL
1/2" = 1'-0"



4 BUILDING ELEVATION - WEST
1" = 16'-0"



2 BUILDING ELEVATION - EAST
1" = 16'-0"



Architecture | Planning | Interiors
25450 15th Street, Suite 111
San Diego, CA 92128 | P: 602.692.4008
25271 15th Street, Suite 111
San Diego, CA 92128 | P: 602.692.4008



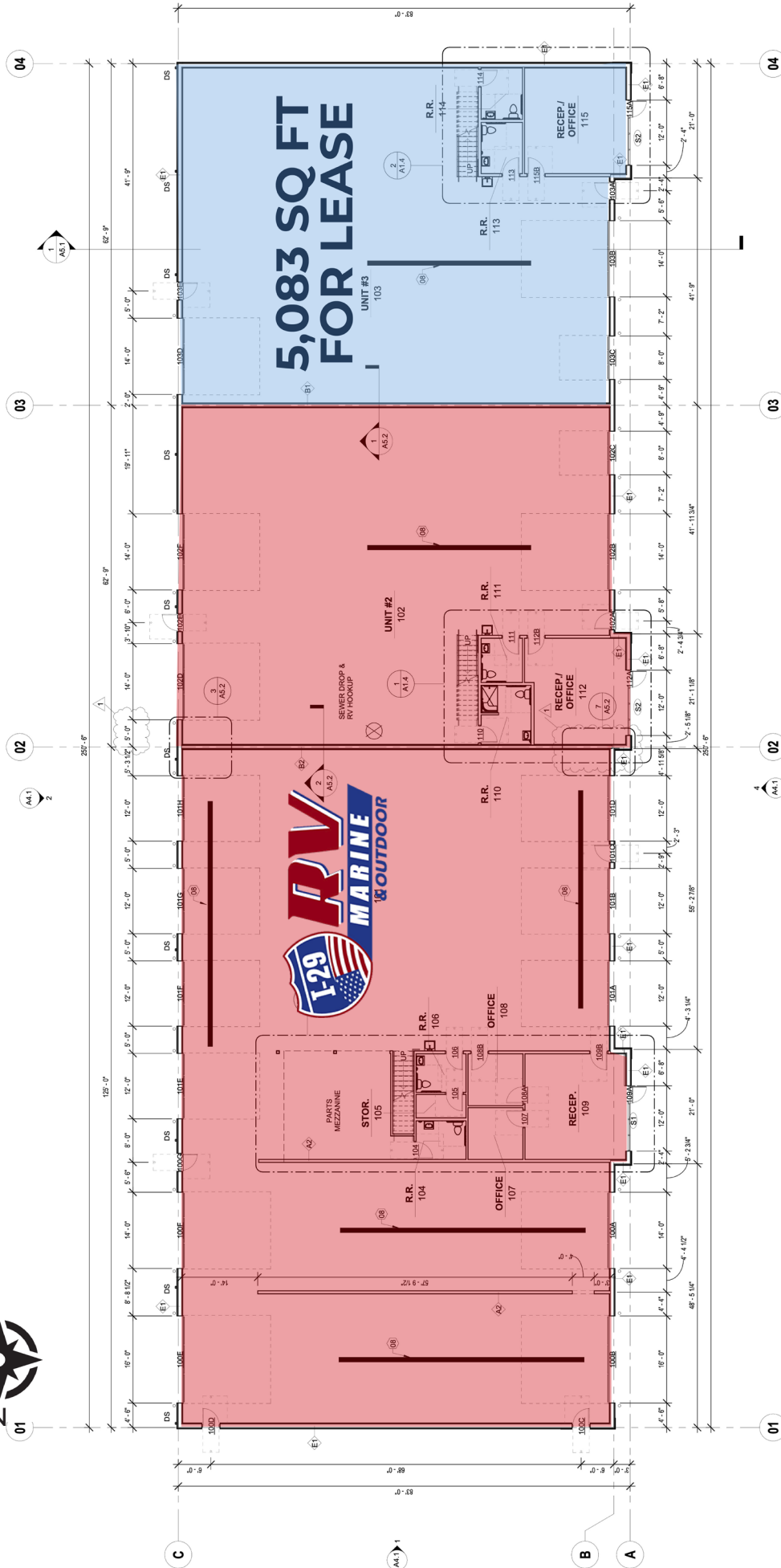
DATE: _____
NO. DESCRIPTION: _____
REVISIONS: _____

SHEET NAME: BUILDING ELEVATIONS
PROJECT NO.: DA24_024
PROJECT NAME: ENTERPRISE AVE. STORAGE
TEA, SD
PROJECT MANAGER: TYSON VOGT
DATE: 07.26.2024
SHEET: A4.1

FULL SCALE 24x36
HALF SCALE 12x18
DRAWING MAY NOT BE PRINTED TO SCALE

FOR BIDDING AND PERMITTING

FLOOR PLAN



SITE OVERVIEW

