

FOR SALE
Industrial Building

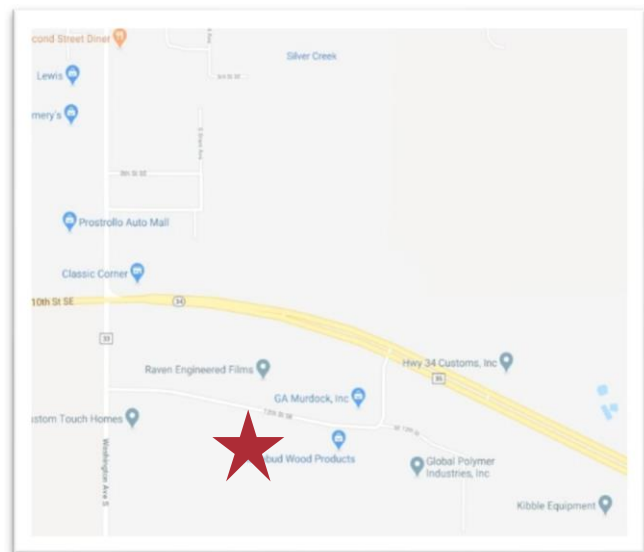


LAIC Spec Building

489 SE 12th Street, Madison, SD 57042

Property Features

- Building size: 16,000 sq. ft. (80' x 200')
- Lot size: +/- 3.55 acres
- Zoning: Light manufacturing district
- Two loading docks
- One 14' x 14' roll-up door
- Side wall height: 20'
- Large lot, plenty of parking
- Sprinkler/ fire alarm
- 6-inch concrete floor
- 4 **natural gas**, hanging unit heaters
- 3 **phase power**, 400-amp service with conduit for 1,000-amp service
- Immediate availability
- Telecommunications through Vast Broadband
- Insulation:
 - Roof: R40
 - Walls: R30



Price

Contact the LAIC.

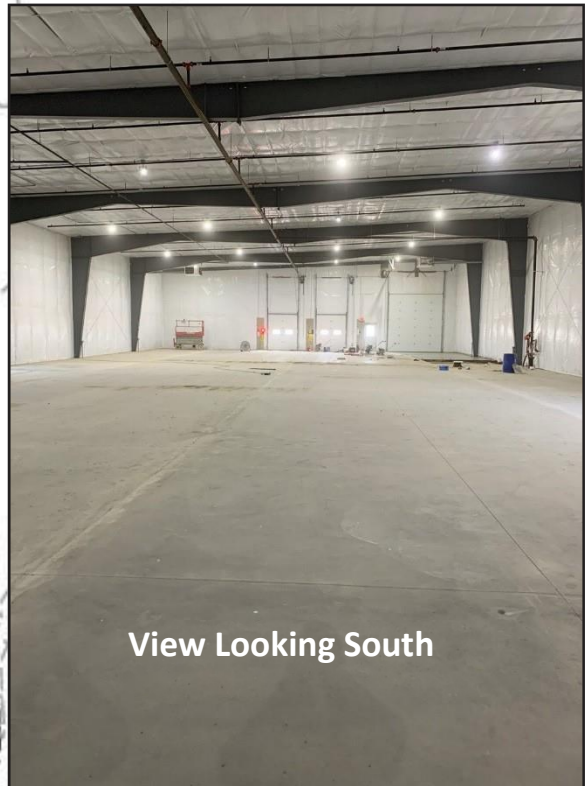
Location

- Located in the Lakeview Industrial Park, Madison, SD.
- Area neighbors include: Raven Industries, Custom Touch Homes, Rosebud Wood Products, Kibble Equipment, Runnings
- Rail is not accessible from this location but BNSF does import and export product to Madison.



Spec building layout and interior

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View Looking South

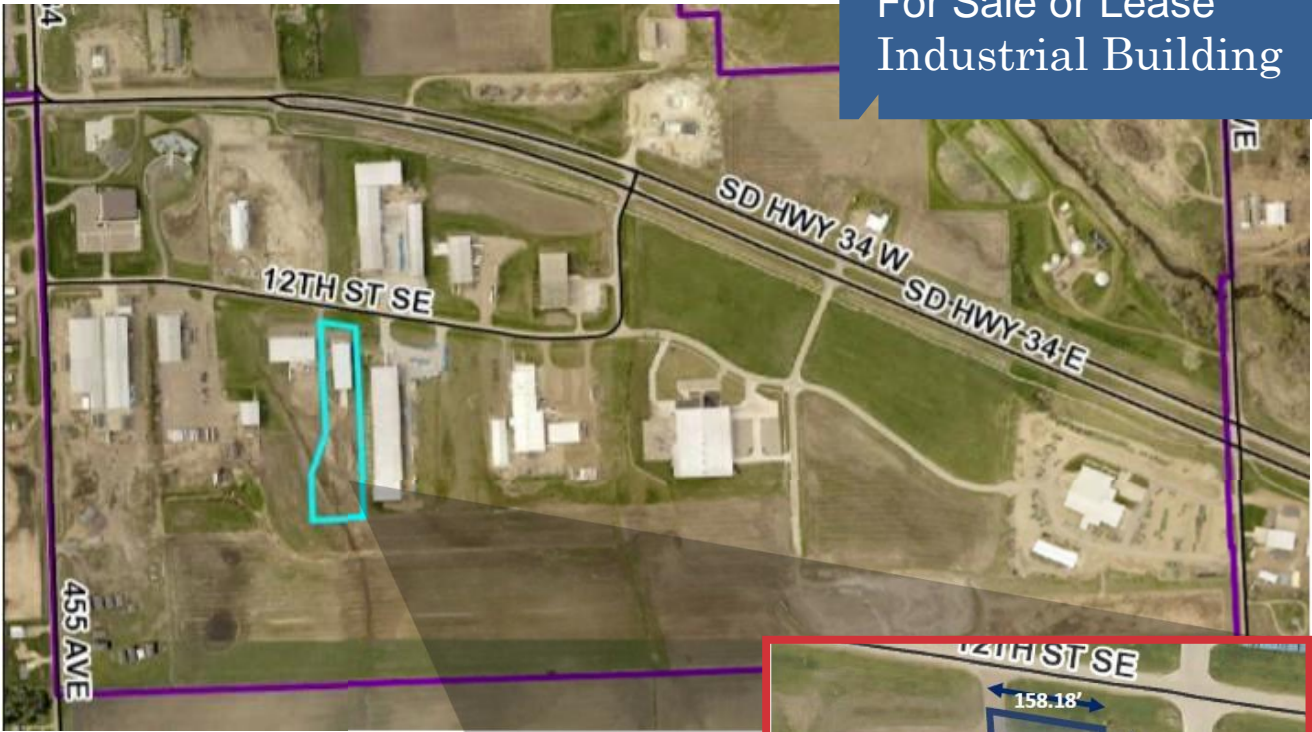


Roughed-in
water/sewer

View Looking North

Spec building location in the Park

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SOUTH DAKOTA
CERTIFIED
READY SITE

