

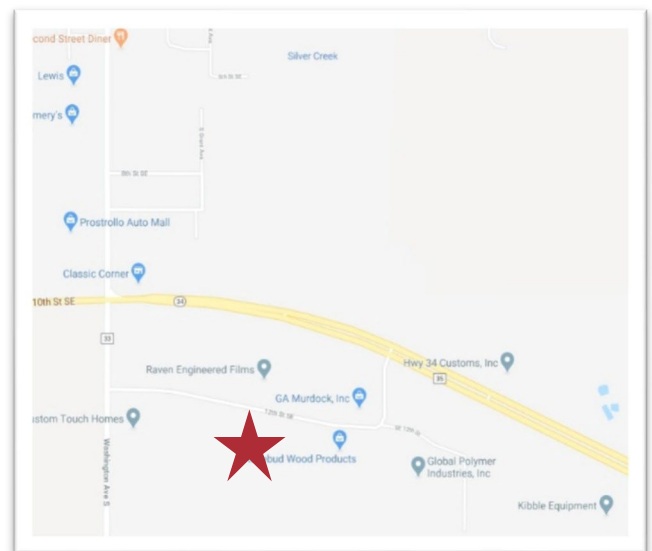


## LAIC Spec Building

489 SE 12th Street, Madison, SD 57042

### Property Features

- Building size: 16,000 sq. ft. (80' x 200')
- Lot size: +/- 3.55 acres (152,440 sq. ft.)
- 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
- Telecommunications through Vast Broadband (internet only, currently)
- Insulation: Roof: R40; Walls: R30



### Price

Land 3.55± acres and Building: The price for the land and building is \$1,475,000.00. The Lake Area Improvement Corporation Board of Directors reserves the right to consider other offers from potential buyers.

### 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.

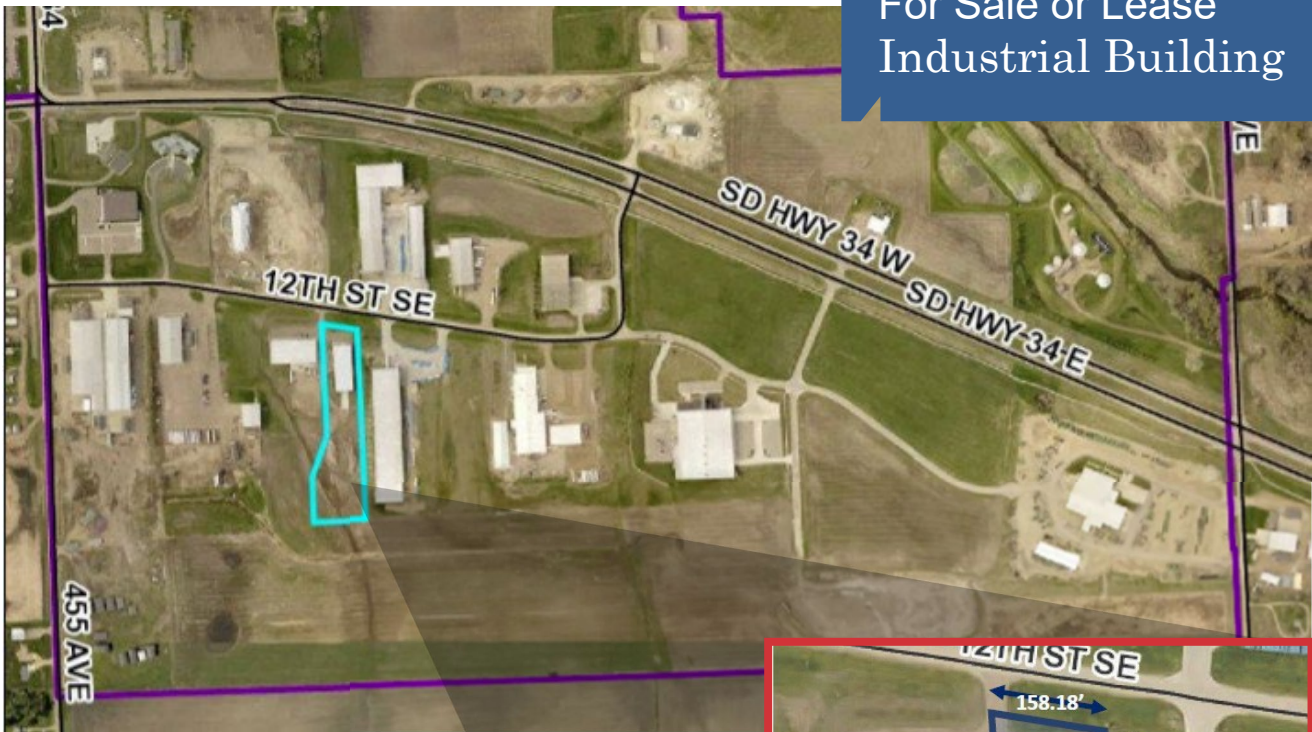






## Spec building location in the Park

For Sale or Lease  
Industrial Building



SOUTH DAKOTA  
**CERTIFIED**  
READY SITE

