

For Lease

## Industrial Shops

Lease Rate: \$6.25/ sq. ft. g+u



## Wipf Shops

27172 Linda Avenue, Tea, SD 57064

### Property Features

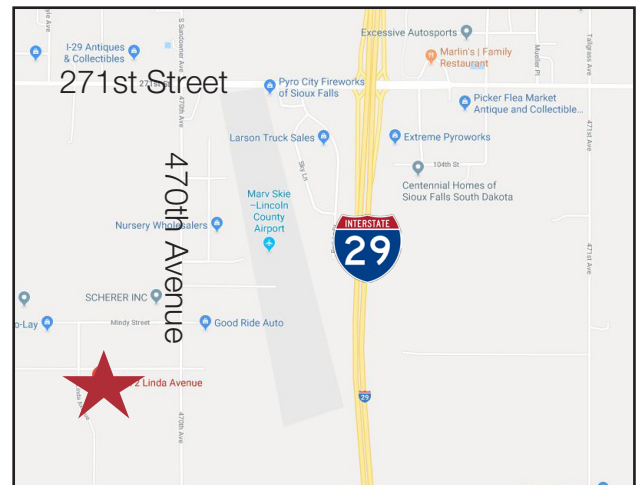
- Available for immediate occupancy
- Building size: 13,500 sq. ft.
- Each suite includes:
  - Private bath with shower
  - Office
  - 16' x 14' overhead doors
  - Floor drains
  - Radiant tube heat
- Suite 1: 3,300 sq. ft. - LEASED
- Suite 2: 2,040 sq. ft. - one overhead door
- Suite 3: 2,040 sq. ft. - LEASED
- Suite 4: 2,040 sq. ft. - LEASED
- Suite 5: 2,040 sq. ft. - LEASED
- Suite 6: 2,040 sq. ft. - LEASED
- Lot size: 2.48 acres (109,221 sq. ft.)
- Year built: 2019

### Pricing

- Lease rate: \$6.25/ sq. ft. plus utilities (gas & water)

### Location

- Located in the Hagedorn Industrial Park in Tea
- Area neighbors include: Frito Lay, Harvard Integrations, Straightline Customs



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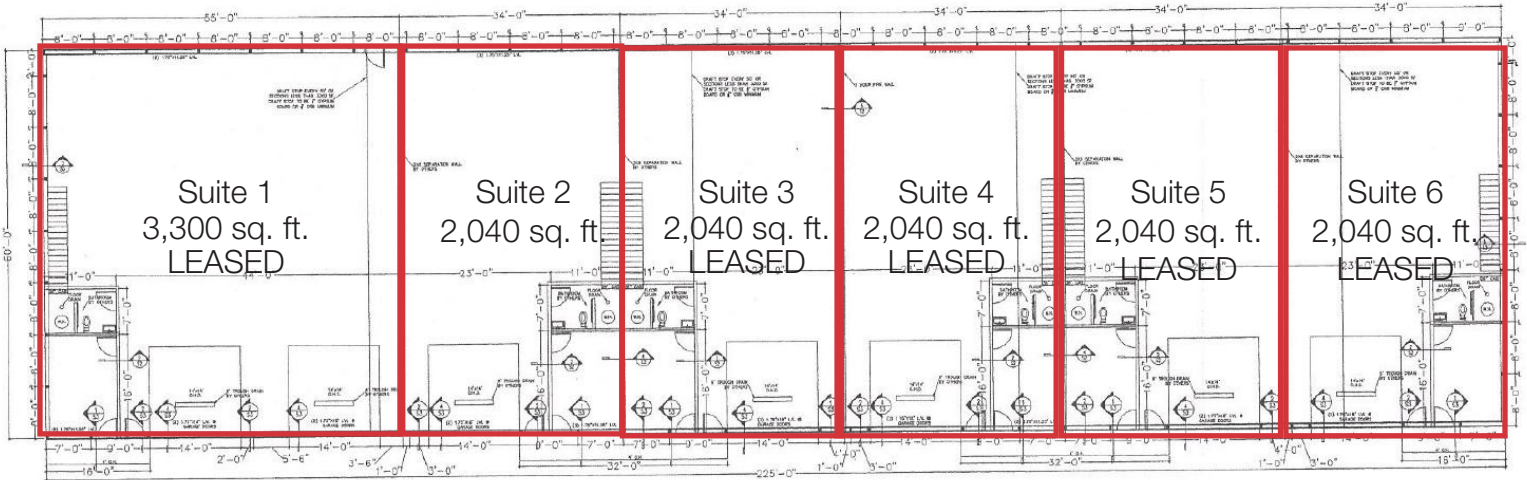


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For Lease

# Contractor Shops



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