

Building Profile

Volga Site Selection Database

SAATCO



City: Volga **County:** Brookings
Micropolitan Area: Brookings

General Building Data

Total Size	Approx. 45,000 sq. ft.
Space Available	Approx. 45,000 sq. ft.
Multi-tenant	Yes
Building Dimensions	147' x 300'
Number of Buildings	1
Number of Floors	1
Office Area	
Building Expandable	No
Ceiling Height	16' - 23'
Air Conditioned	Yes
Heated	Yes
Truck Docks	Yes
Year Built	1970's, 1983 Addition
Sprinklers	No
Fire Rating	
Construction Material	Concrete
Parking Paved	On-Street
Number of Cars	
Zoning	Commercial/Industrial
Previous Use	Light Manufacturing

Building ID

Street Address	99 Kasan Avenue
Nearest City	Volga
Within City Limits	Yes
Zip Code	57071
Located in Industrial Park	No

Transportation

Rail Service	Provider: DM&E less than 1 mile		
Nearest Commercial Air City	Sioux Falls		
Highways			
<u>Highway Type</u>	<u>Highway Name</u>	<u>Miles to Access</u>	<u>Four Lane</u>
Interstate	I-29	8	Yes
Federal Highway	14	0	Yes

Utilities

Water Provider: City of Volga Status: Existing	Electrical Provider: Volga Municipal Electric Status: Existing
Sewer Provider: City of Volga Status: Existing	Communications Provider Qwest Fiber Optics: No
Natural Gas Provider: Northwestern Energy Status: Existing	

Price

Lease Price	\$3.00 - \$4.00 sq. ft.
Sale Price	\$600,000
Date Quoted	October 18, 2007

General Comments

Two 1,500 Kva transformers on-site. Railroad spur adjacent to building with two loading docks available. Building has two tailgate and two drive-in loading docks. Information deemed reliable, but not guaranteed.

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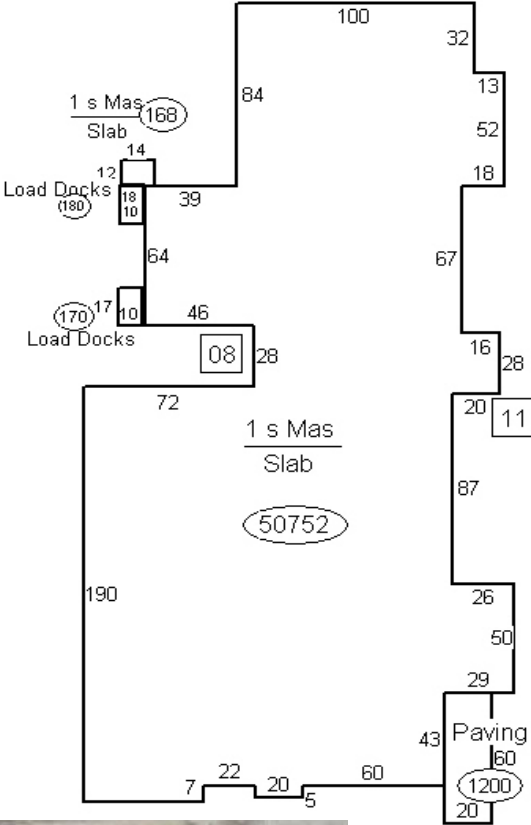
SAATCO

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Metropolitan Area:

County: Brookings
 Brookings

Contact

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