

For Lease Former MTR Building

201 32nd Avenue
Brookings, SD 57006



Lease Rate: \$3.50/Sq. Ft.
Lease Type: NNN

Building Information

Maximum Contig. Sq. Ft.:	15,000
Minimum Divisible Sq. Ft.:	15,000
Building sq. ft.:	48,870
Lot Size/Sq. Ft.:	166,656
Year Built:	1996
Type of Construction:	Steel frame, metal panel
Roof:	Metal
Floor:	Concrete
Sidewalls:	13'.6"
Zoning:	I-1
Triple Net Expenses/Sq. Ft. (estimated):	\$1.10

Property Highlights

- ◇ Manufacturing/distribution warehouse located in the Telcamp Industrial Park on the southeast corner of Hwy 14 & I-29 in Brookings.
- ◇ Approximately 15,000 sq. ft. available includes office space and warehouse/production space.
- ◇ One 8' X 9' dock high door is available if needed.
- ◇ Fully heated and air conditioned
- ◇ 3-phase, 240 volt power.
- ◇ Paved, on-site parking with 70 spaces including handicapped parking.
- ◇ Large lot with room for expansion.
- ◇ Easy access to Hwy 14 & I-29.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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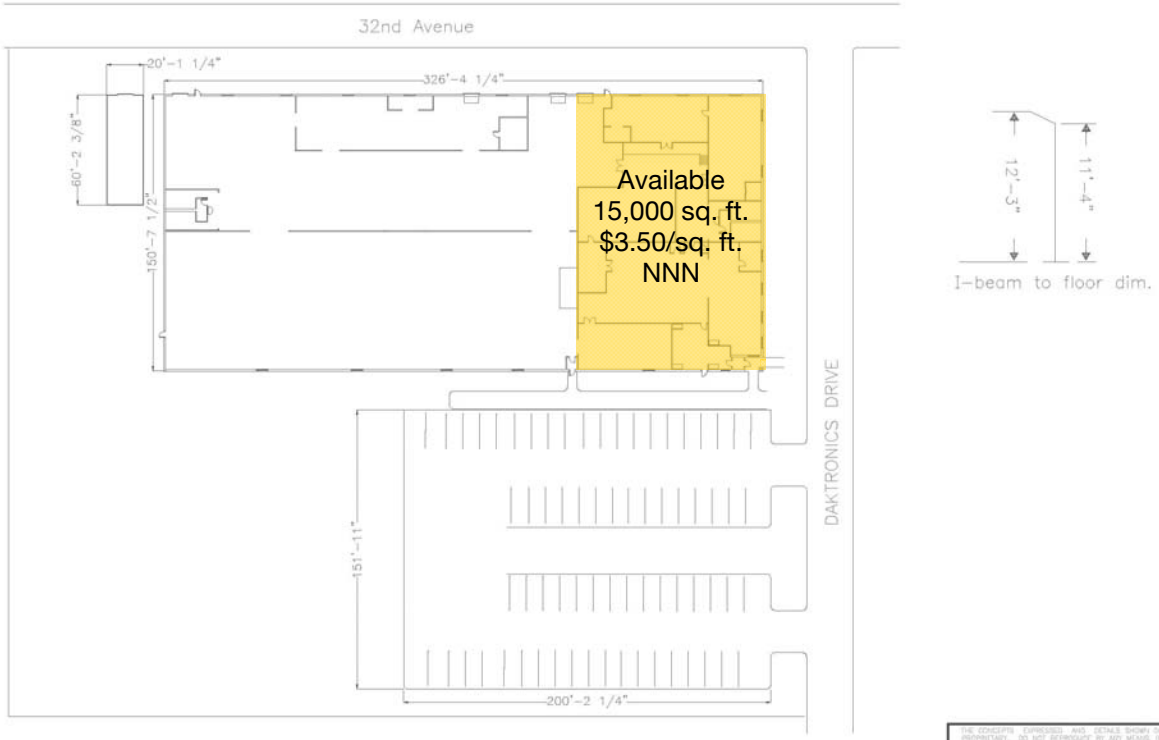


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Floor Plan

M.T.R.
BROOKINGS, SD



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DAKTRONICS, INC. BROOKINGS, SD 57006			
PREP:			
TITLE:			
DWG. BY:	DRAWN BY:		DATE:
	APP. BY:		
	SCALE:		

REV.	DATE	DESCRIPTION	BY	APPV.

Aerial View

