

# Building Profile

## Brookings Site Selection Database

**6th Street and 13th Avenue**



Concept Drawing

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

### General Building Data

Total Size	1.1 Acres
Space Available	
Multi-tenant	Negotiable
Building Dimensions	Build to Suit
Number of Buildings	
Number of Floors	
Building Expandable	
Ceiling Height	
Air Conditioned	
Heated	
Truck Docks	
Year Built	
Renovation	
Sprinklers	
Construction Material	
Parking Paved	
Zoning	B-2 and R-3

### Building ID

Street Address	1302 6th Street-Brookings
Within City Limits	yes
Zip Code	57006

### Transportation

Highway Type	Highway Name	Miles to Access	Four Lane
Interstate	I-29	1 miles	Yes
Federal Highway	Hwy 14	Along Hwy	No

### Utilities

Water	Provider: Brookings Municipal Utilities	Electricity
	Status: Existing	Provider: Brookings Municipal Utilities
Sewer	Provider: Brookings Municipal Utilities	Telecommunications
	Status: Existing	Provider: Swiftel Telecommunications
Natural Gas	Provider: Northwestern Energy	Fiber Optics: Yes
	Status: Existing	

### Price

Lease Price	Subject to tenant--Negotiable
Sale Price	\$20 per Square Foot
Date Quoted	November 18, 2009

### General Comments

Planned Development District (PDD). Jointly zoned B-3 and R-3; Subject to approval by City Zoning and lot/building design plans. See additional concept drawings and Plat below.

## Contact Information

Century 21--Gustafson, Krogman & Assoc.  
 Ryan Krogman 605-695-2188  
 Matt Krogman 605-695-1236  
[www.century21gka.com](http://www.century21gka.com) 605-692-2100

BEDC Contact Info  
 Ryan Brunner  
 414 Main Ave--Brookings, SD 57006  
 Phone: 605-697-8103  
[ryan@brookingsd.us](mailto:ryan@brookingsd.us)

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6th Street and 13th Avenue

**City:** Brookings **County:** Brookings  
**Metropolitan Area:** Brookings

### Concept Drawings



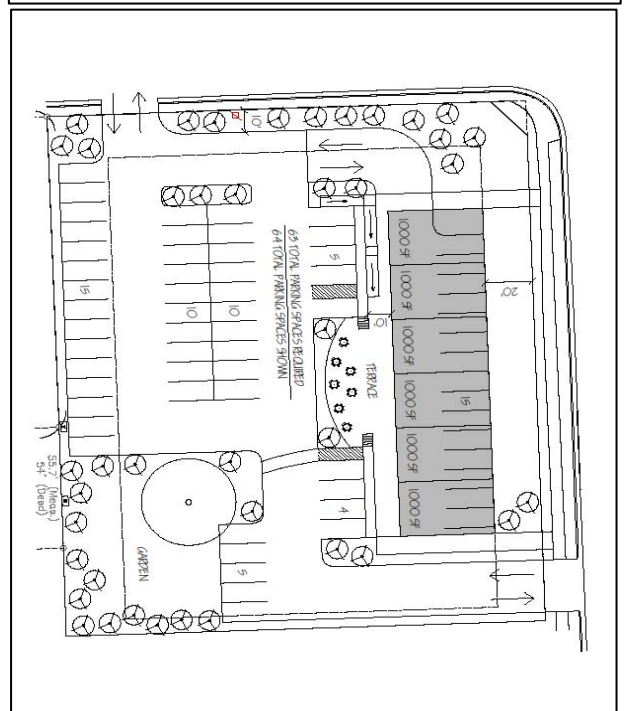
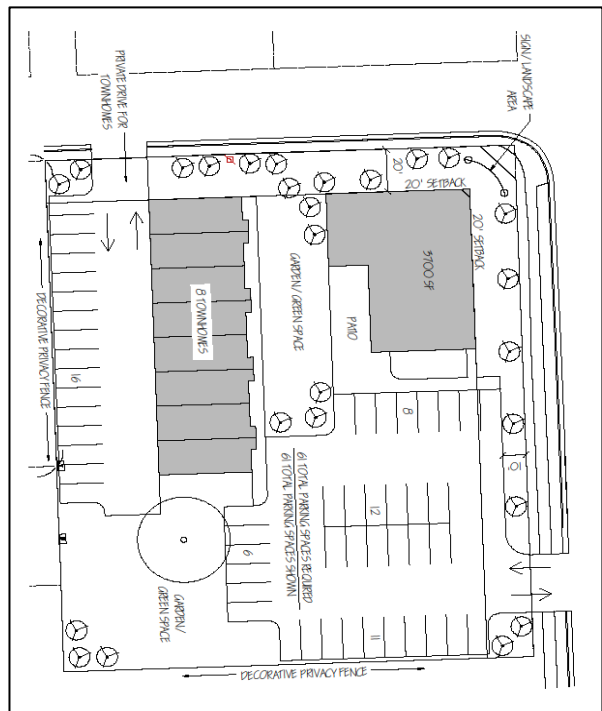
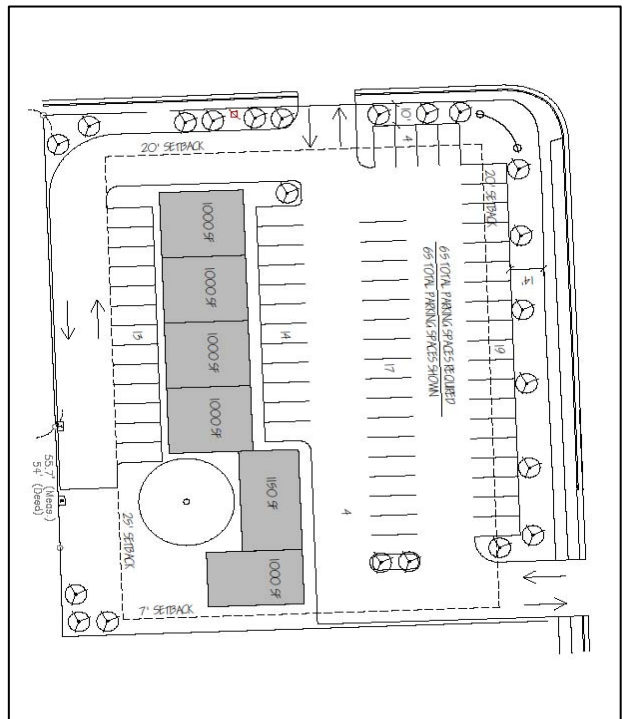
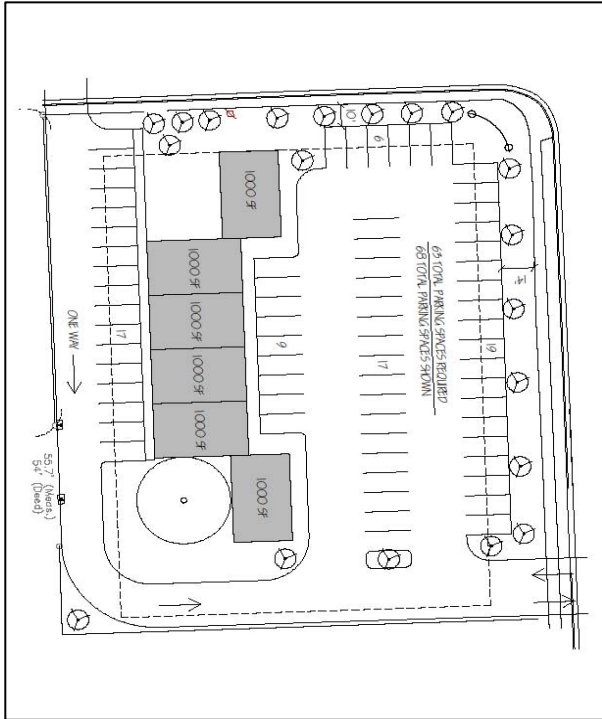
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**6th Street and 13th Avenue**

**City:** Brookings **County:** Brookings  
**Metropolitan Area:** Brookings

### Site Layout Options



# Building Profile

## Brookings Site Selection Database

6th Street and 13th Avenue

City: Brookings County: Brookings  
 Metropolitan Area: Brookings

Plat

FB 215999 Filed December 18, 2008 @ 11:30 AM Recorded Book 26 of Plats Page 50

**PLAT OF**  
**LOT G, BEALE ADDITION TO THE CITY OF BROOKINGS,**  
**BROOKINGS COUNTY, SOUTH DAKOTA.**

THIS PLAT TO VACATE AND REPLAT OUTLOT D OF PLAT OF OUTLOTS D & C, CITY OF BROOKINGS. FILED FOR RECORD ON MARCH 24<sup>TH</sup>, 1908 AT 8:00 A.M. IN PLAT BOOK 3, PAGE 40.  
 THIS PLAT TO VACATE AND REPLAT LOT 3 OF PLAT OF LOTS 1, 2 AND 3 OF ANTONIDES ADDITION. FILED FOR RECORD ON AUGUST 19<sup>TH</sup>, 1947 AT 3:15 P.M. IN PLAT BOOK 5, PAGE 167.

**SURVEYOR'S CERTIFICATE**  
 I, Mike J. Lepko, a Registered Land Surveyor of the State of South Dakota, do hereby certify that on or before the 24<sup>th</sup> day of October, 2008 and at the request of the owner of the real property hereinafter described, surveyed and replatted, Outlot D of Plat of Outlots D & C, City of Brookings, and Lot 3 of Plat of Lots 1, 2 and 3 of Antonides Addition, as shown on the plat, and marked upon the ground landmarks therein to the extent shown on the plat, and that the attached plat is a true and correct representation of said survey on that the survey was posted contains: "PLAT OF LOT G, BEALE ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA".  
 IN WITNESS WHEREOF, I have executed this Surveyor's Certificate this 24<sup>th</sup> day of October 2008

*Mike J. Lepko*  
 Registered Land Surveyor  
 No. 6376

**OWNER'S CERTIFICATE**  
 I, the duly authorized Representative of the Gasby Family Enterprises, L.L.C., owner of the tracts of land shown in the foregoing plat, hereby certify that I do authorize and do join in, and approve the above survey and plat, and that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations. There is hereby granted to the City of Brookings or the holder of any utility franchise, an easement at locations shown in the above plat for the purpose of installing and maintaining any utility line. Any land shown in the above plat and designated by a street, road, alley, park or public ground to hereby dedicated to public use as such, however, but such dedication shall not be construed to be a donation of the fee of such land.  
 Brookings, SD  
 THIS PLAT TO VACATE AND REPLAT OUTLOT D OF PLAT OF OUTLOTS D & C, CITY OF BROOKINGS, FILED FOR RECORD ON MARCH 24<sup>TH</sup>, 1908 AT 8:00 A.M. IN PLAT BOOK 3, PAGE 40.  
 THIS PLAT TO VACATE AND REPLAT LOT 3 OF PLAT OF LOTS 1, 2 AND 3 OF ANTONIDES ADDITION, FILED FOR RECORD ON AUGUST 19<sup>TH</sup>, 1947 AT 3:15 P.M. IN PLAT BOOK 5, PAGE 167.  
 The portion so platred shall hereafter be designated as, "PLAT OF LOT G, BEALE ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA".  
 IN WITNESS WHEREOF, I have executed this Owner's Certificate this 2<sup>nd</sup> day of Dec. 2008

*Brian J. Gasby*  
 Brian J. Gasby, Authorized Representative

State of South Dakota )  
 County of Brookings ) ss  
 On this 9<sup>th</sup> day of December, 2008, before me the undersigned Notary Public with and for the State and County aforesaid, personally appeared Brian J. Gasby, who acknowledged himself to be a Authorized Representative of the Gasby Family Enterprises, L.L.C., and that he, as such being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporations himself as Authorized Representative.

**CITY MANAGER'S CERTIFICATE**  
 WHEREAS, the City of Brookings, South Dakota, owner of the hereinafter described real property has submitted a proposed plat, "PLAT OF LOT G, BEALE ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA", and the Brookings City Manager, being the duly authorized administrative official authorized to approve plats, having submitted the proposed plat and it appears that all municipal taxes and special assessments if any upon said plat and survey, have been executed according to law. Access to the public streets, subject to all applicable municipal ordinances, is hereby granted, except as may be designated "no access" on the attached plat.  
 NOW, THEREFORE, BE IT RESOLVED THAT said plat and survey by and are hereby in all things accepted and approved.  
 Dated this 8<sup>th</sup> day of Dec., 2008

*Jeffrey W. Weedon*  
 Jeffrey W. Weedon, City Manager  
 CITY OF BROOKINGS, SOUTH DAKOTA

**CITY CLERK'S CERTIFICATE**  
 State of South Dakota )  
 County of Brookings )  
 I, *Shawn Thomas*, being the duly appointed, qualified and acting City Clerk of the City of Brookings, South Dakota, do hereby certify that *Jeffrey W. Weedon*, City Manager of the City of Brookings, did personally appear and acknowledged to me that he executed the foregoing City Manager's Certificate for the purpose stated within.

*Shawn Thomas*  
 Shawn Thomas  
 CITY CLERK  
 CITY OF BROOKINGS, SOUTH DAKOTA

**COUNTY FINANCE CERTIFICATE**  
 I, Finance Officer of Brookings County, South Dakota, do hereby certify that all taxes which are liens upon any land included in the above (and the foregoing) plats as shown by the plat and survey, have been fully paid.  
 Dated this 18<sup>th</sup> day of Dec., 2008

*Walter W. Wilsey*  
 Walter W. Wilsey, Finance Officer  
 BROOKINGS COUNTY, SOUTH DAKOTA

**DIRECTOR OF EQUALIZATION**  
 I, Director of Equalization of Brookings County, South Dakota, do hereby certify that a copy of the above plat has been filed in my office.  
 Dated this 18<sup>th</sup> day of Dec., 2008

*Walter W. Wilsey*  
 Walter W. Wilsey, Director of Equalization  
 BROOKINGS COUNTY, SOUTH DAKOTA

**REGISTER OF DEEDS**  
 State of South Dakota )  
 County of Brookings )  
 Filed for record this 18<sup>th</sup> day of December, 2008 at 11:30 AM, and recorded in Book 26 of Plats on page 50

*Deanna L. Vaske*  
 Deanna L. Vaske  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 1-2-09

*Deanna L. Vaske*  
 Deanna L. Vaske  
 REGISTER OF DEEDS  
 BROOKINGS COUNTY, SOUTH DAKOTA