



# Willow Street Light Industrial Space

616 East Willow Street Suite A Brandon, SD, 57005



Light industrial space available now!  
Up to 15,000 SF available  
Some dock availability.; I-90 Visibility and access  
16'x16' drive in door in all units  
640 SF of office and one bathroom  
Fire sprinklered throughout  
Radiant and Reznor heat combination---all natural gas  
City water/sewer; 120/208 3 phase power (800 amps)  
20' sidewall height; Space is 100'x150' overall  
Real Estate taxes to be phased in over 5 years.  
Information deemed reliable but not guaranteed.

## FOR LEASE

### Price

\$6  
Addl. Pricing: NNN

### Details

**Type:** Industrial  
**Space Available:** 15,000  
**Lot / Land Area:** 120,345 SF  
**Available:** Immediately  
**Zoning:** Light Industrial  
**Utilities:** Tenant  
**Total EXP:** \$1.10  
**Traffic Counts:** Interstate and State Highway  
**Year Built:** 2017  
**Stories:** 1  
**Baths:** 2  
**Parking:** On Site  
**Parking Capacity:** 1-5  
**Construction:** Metal  
**Floors:** Concrete  
**Roof:** Metal  
**Heat:** Radiant  
**Heat Source:** Natural Gas  
**Air Conditioning:** None  
**Loading:** Drive-In, Dock High  
**Safety Features:** Fire Alarm, Exterior Lighting, Fire Sprinkler System  
**Terms:** Cash  
**Showing Instructions:** Call Broker  
**Possession:** Negotiable  
**Access:** Interstate One Mile  
**Road Surface:** Concrete, Asphalt, Concrete, Asphalt  
**Lease Includes:** Building(s), Land  
**Disclosure:** Information Deemed...

Information deemed Reliable but not Guaranteed



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# Additional Photos



Information deemed reliable but not guaranteed