



# KLOCKER WAREHOUSE

## Tea, South Dakota

### Cold Storage Space For Lease



46963 Monty Street  
Tea, SD 57064



#### size

2,200 - 5,225 sqft



#### price

\$4.50 per sqft (NNN)



#### location

Property is located in Hagedorn Industrial Park in Tea, South Dakota, with close proximity to Interstate 29. Site is located on the southside of Sioux Falls, SD.



#### layout

Building includes 4 separate bays, each with an overhead door.



#### details:

- Year Built: 2003
- Building depth: 70'
- Sidewall height: 16'
- Overhead door: 14' tall x 18' wide
- Gravel lot
- Building is also for sale: \$699,000

Information deemed reliable but not guaranteed.

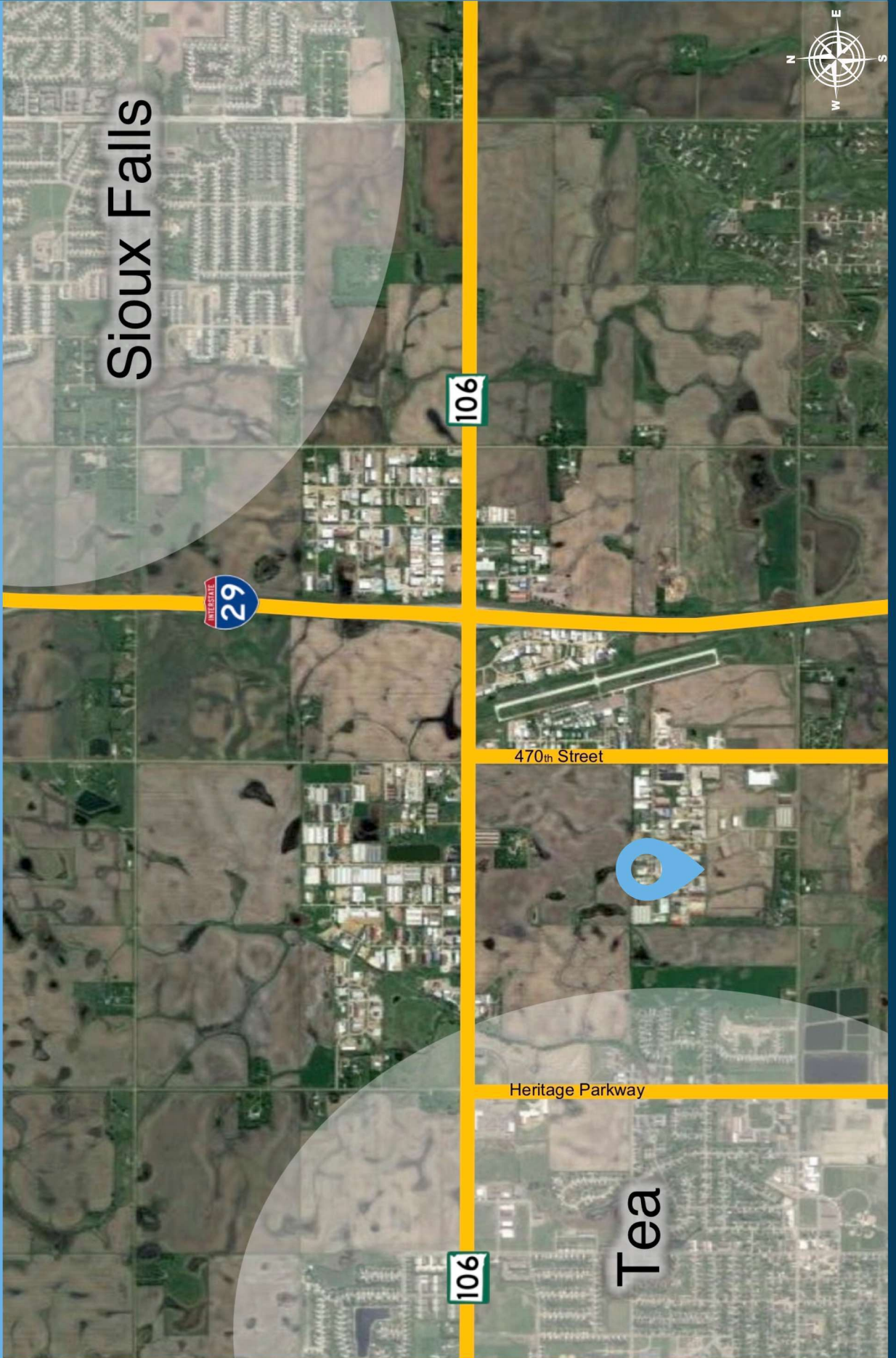


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# REGIONAL MAP



Sioux Falls



106

470th Street



Heritage Parkway

106

Tea



# AREA MAP



470th Avenue



Linda Street



# PARCEL MAP



PROPERTY PHOTOS

