FOR LEASE

# KARLSON INDUSTRIAL II
## TEA, SOUTH DAKOTA

## CLEAN INDUSTRIAL SPACE

27084 Kerslake Place, Unit #4 | Tea, SD 57064




### SIZE
2,400 sqft

### PRICE
$2,100 / month
(gross + utilities)

### DETAILS
- 1 Office with A/C
- 16' Side Walls
- 14' x 14' Overhead Door
- Mezzanine Above Office
- 1 Rear Door
- 2 Walk-In Doors
- Concrete apron, asphalt lot
- 200-amp, 3-phase electrical service.

### LOCATION
Property is located in Kerslake 2nd Addition in Tea, South Dakota, with close proximity to Interstate 29. Site is located on the south side of Sioux Falls, SD.

### LAYOUT
This unit's dimensions are 40' x 60', which includes one office, a mezzanine, a restroom, and a mechanical room.

Information deemed reliable but not guaranteed.

TYSDAL COMMERCIAL

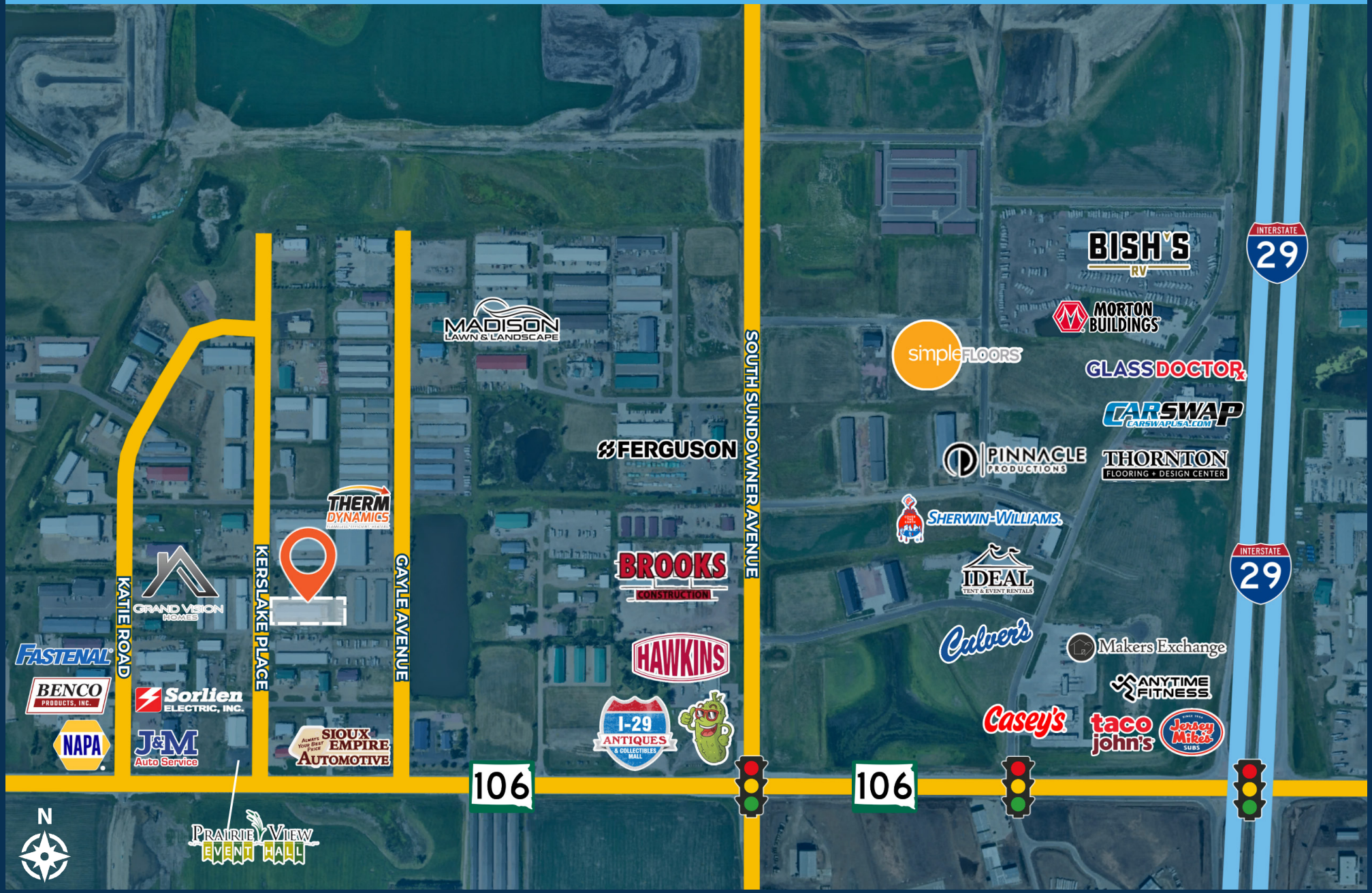
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# AREA MAP


MADISON LAWN & LANDSCAPE
FERGUSON
THERM DYNAMICS
BROOKS CONSTRUCTION
HAWKINS
I-29 ANTIQUES & COLLECTIBLES MALL
GRAND VISION HOMES
FASTENAL
BENCO PRODUCTS, INC.
NAPA
Sorlien ELECTRIC, INC.
J&M Auto Service
SIOUX EMPIRE AUTOMOTIVE
PRAIRIE VIEW EVENT HALL
KATIE ROAD
KERSLAKE PLACE
GAYLE AVENUE
SOUTH SUNDOWNER AVENUE
106
106
N
BISH'S RV
MORTON BUILDINGS
simpleFLOORS
GLASS DOCTOR
CARSWAP
PINNACLE PRODUCTIONS
THORNTON FLOORING + DESIGN CENTER
SHERWIN-WILLIAMS
IDEAL TENT & EVENT RENTALS
Culver's
Makers Exchange
ANYTIME FITNESS
Casey's
taco john's
Jersey Mike's SUBS
INTERSTATE 29
INTERSTATE 29

# PARCEL MAP


INDUSTRIAL ST
27076
27077
27079
27080
27083
Kerslake Addition
KERSLAKE PL
27084
27083
27088
27090
46960
46962
46964
N
27096
2101

# FLOOR PLAN




**FLOOR PLAN**
1/16"=1'-0"
14,400 SF

N

# PHOTOS















