



# KARLSON WAREHOUSE

## TEA, SD

### AIR-CONDITIONED WAREHOUSE FOR SALE

27079 Katie Road | Tea, SD 57064



#### SIZE

Building: 24,515 sqft  
Land: 2.63 acres



#### PRICE

\$2,695,000  
(also for lease: \$7.50 psf (NNN))



#### DETAILS

- Entire building is air-conditioned/ heated
- Sidewalls ranging from 18' - 21'
- 6 total loading docks
- 2 overhead doors
- 2 office restrooms
- 1 warehouse restroom
- 2 offices
- Mezzanine
- Outdoor fenced yard
- Gravel lot / concrete building apron



#### LOCATION

Located in the Tea Industrial Park, with close proximity to Interstate 29.



#### LAYOUT

Three separate warehouse areas, 850-sqft office space.

Information deemed reliable but not guaranteed.



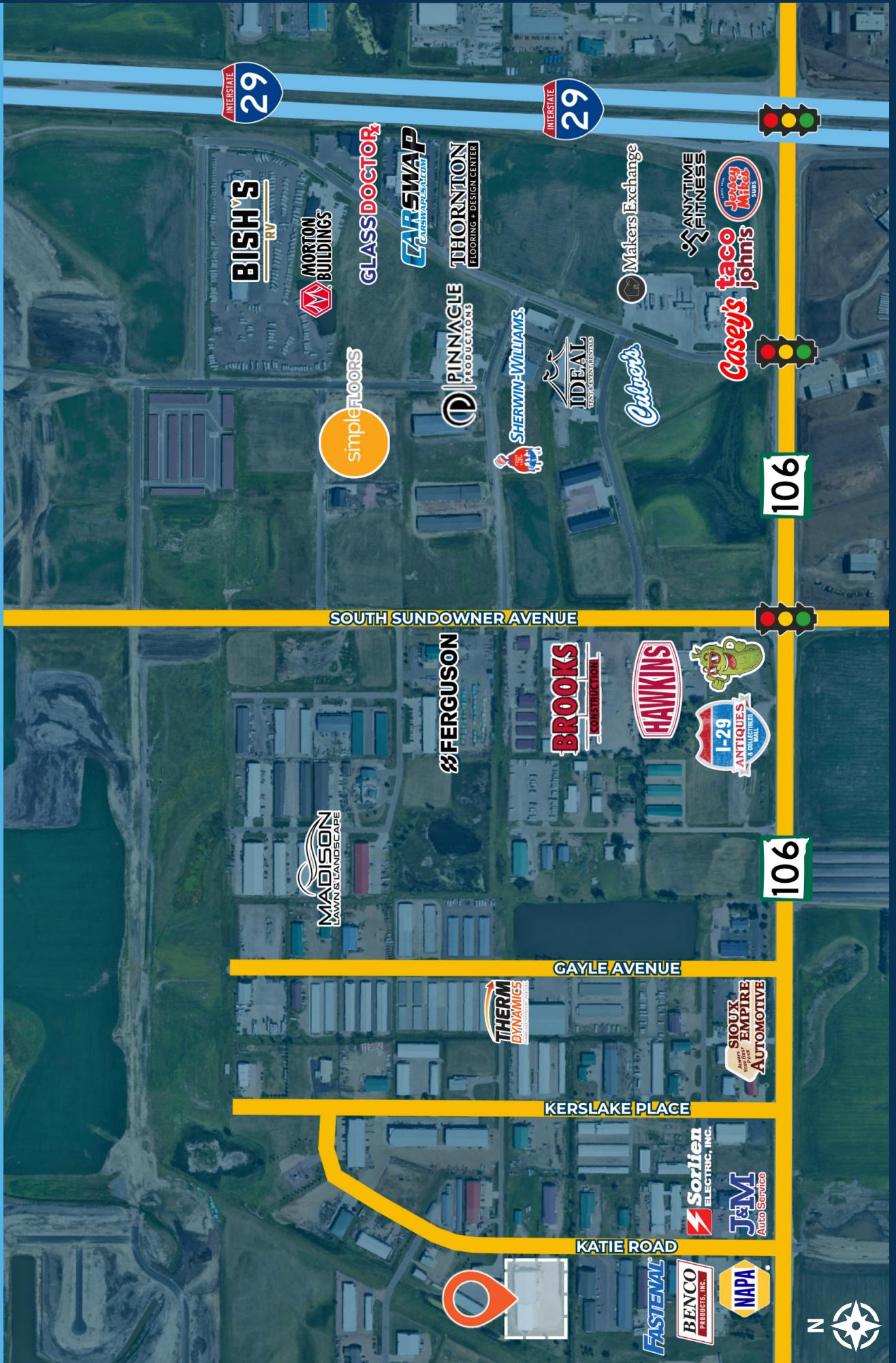
**TYSDAL**  
COMMERCIAL

7400 South Bitterroot Place  
Sioux Falls, South Dakota 57108  
TysdalCommercial.com

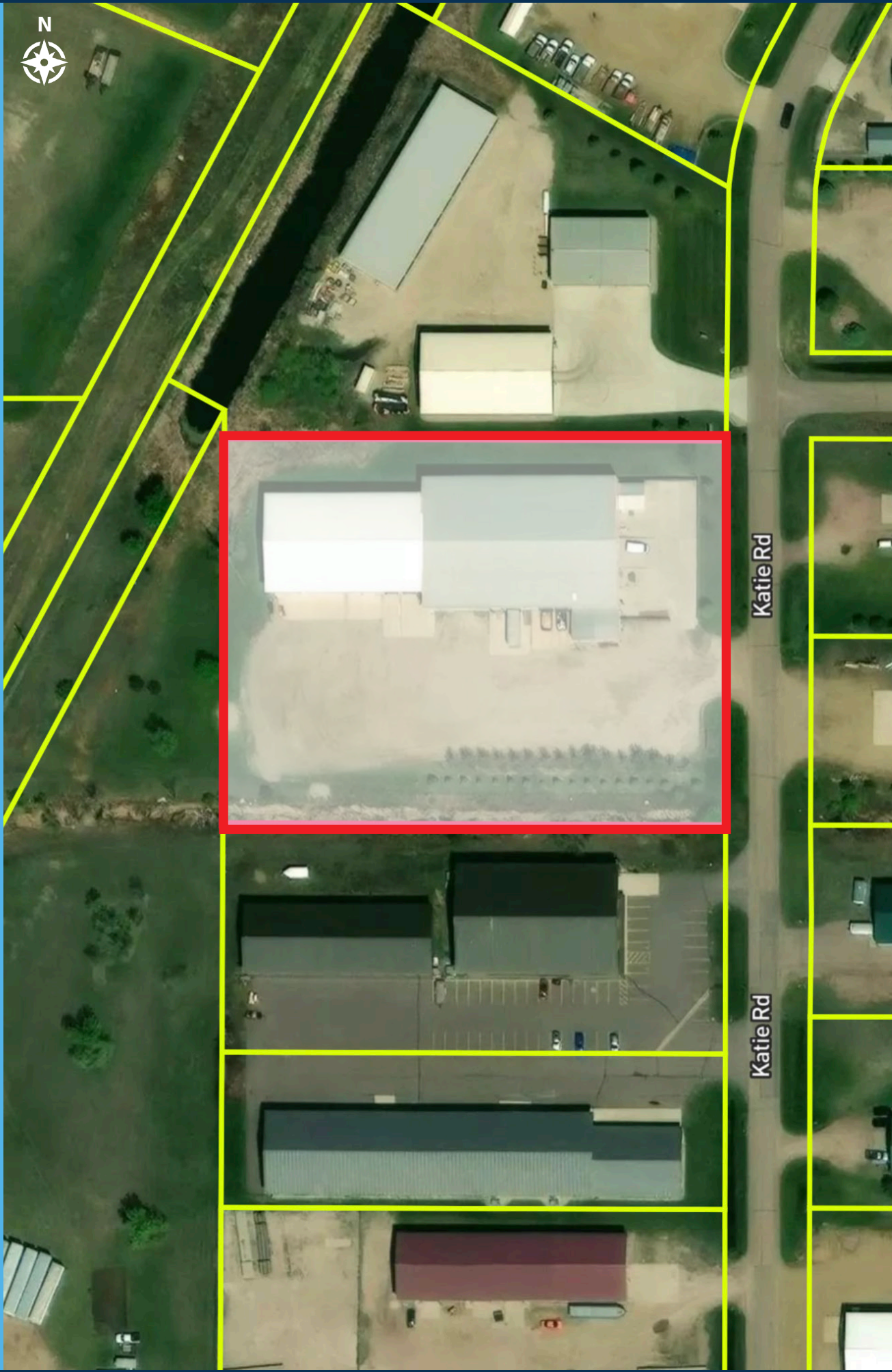


**376-0127**  
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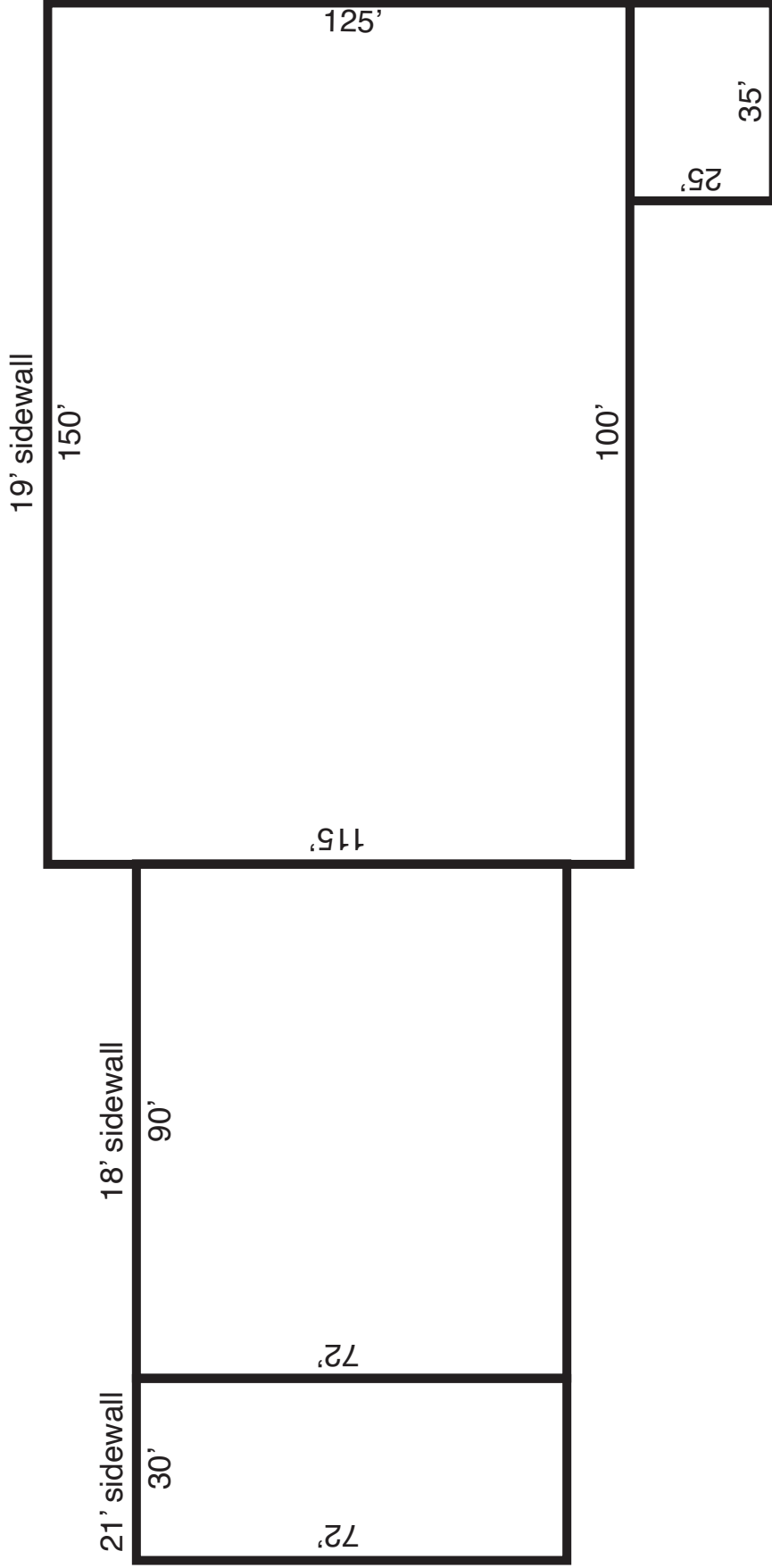
# AREA MAP



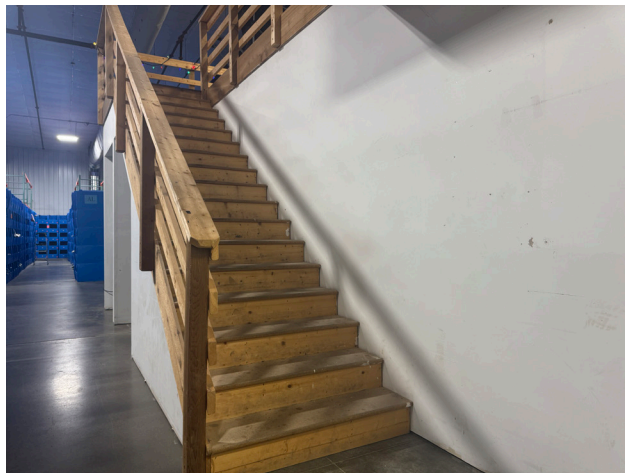
# PARCEL MAP



# FLOOR PLAN



# PHOTOS



# PHOTOS

