



JIM DUNHAM
— & ASSOCIATES —
REAL ESTATE SPECIALISTS

FOR LEASE \$3,000/Month

INDUSTRIAL / FLEX / WAREHOUSE

A Contractor's New Home!

27087 Katie Road Bay 3

4,800 SQFT



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WHAT YOU NEED TO KNOW

27087 Katie Road, Bay 3, Tea SD

Located minutes west of the Tea Exit! Warehouse /Flex / Industrial space For Lease!

This versatile industrial space offers excellent accessibility just minutes from Interstate 29, providing convenient access for employees, customers, and deliveries. The Katie Road industrial park is home to a strong mix of contractors, service businesses, distributors, and light industrial users, making it an ideal location for a variety of operations.

Designed for flexibility, the space is well-suited for warehouse, contractor, light manufacturing, distribution, storage, or service-related businesses. Ample parking, easy truck access, and a professional industrial setting create an efficient environment for daily operations.

Take advantage of the continued growth in the Tea and Sioux Falls market with a location that offers convenience, visibility, and long-term value for your business.

Perfect for Contractor, Small Business Owner, Man Cave, Camper & Vehicle Storage, etc.

QUICK SNAPSHOT

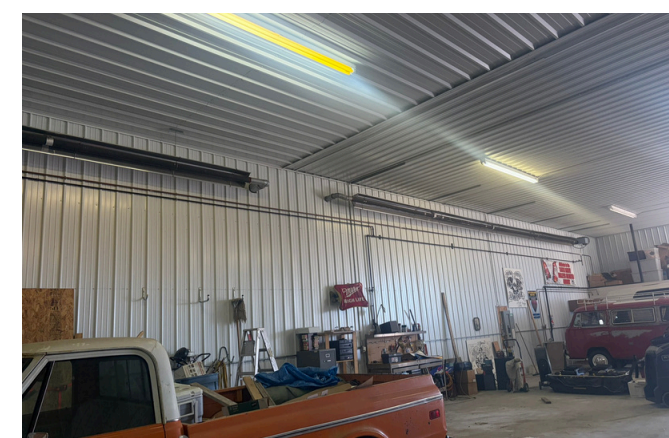
- Building size: 8,800 square feet (3 bays)
- Available size: 4,800 square feet
- Bay dimensions: 40' x 120'
- Property type: Industrial
- Zoning: I-1 (Light Industrial)
- Lease rate: \$3,000.00/month + utilities

FEATURES

- THIS IS THE ONLY BAY AVAILABLE!
- Two 14' x 14' overhead doors/ 16' sidewall height
- In suite restroom
- Area with counter & built in cabinets
- Fully lined and insulated
- Radiant heat
- Floor drain
- 200 Amp electrical
- Separately metered for utilities
- Exterior storage negotiable
- Tenant pays electrical, gas, water & garbage

PROPERTY PHOTOS

27087 Katie Road, Bay 3, Tea SD



PROPERTY PHOTOS

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LOCATION MAP

27087 Katie Road, Bay 3, Tea SD

