



308 N. Heritage Road

Brandon, SD 57005

PROPERTY HIGHLIGHTS

- Industrial warehouse condos available for sale
- 14-ft x 14-ft overhead door w/ opener & keypad
- 16-ft ceiling height
- Metal panel interior, LED lighting, and 100 amp electrical panel
- Unit heater and radiant ready floor
- Floor drain and water spigot
- Restroom rough-in
- Condominium Ownership Association in place
- Contact broker for additional info, as well as commission splits
- Additional options on next page

LOCATION DESCRIPTION

Located in Encore Park west of Brandon, SD

Area neighbors include Hegg Modular, Bill's and Brandon Water Softener Service, Sioux Valley Energy, Kwik Star

East Bldg Base Sale Price	\$199,888
East Bldg Suite Sizes	1,920 SF (32'X60')
West Bldg Base Sale Price	\$109,888
West Bldg Suite Sizes	814 SF (22'X37')



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CUSTOMIZE YOUR SPACE

308 N. HERITAGE ROAD
Brandon, SD 57005

FOR SALE

Industrial Suites

OFFICE/RESTROOM BUILD SPECS 1,920 SF SHOP UNIT

- Sheetrocked interior walls, ribbed steel exterior
- Insulated walls and ceilings
- Painted steel doors
- Satin nickel doorknobs and deadbolt
- Electrical wiring to code
- Flush mount LED light fixtures
- 7000 BTU PTAC heating and cooling unit
- Orange peel texture
- 1 stock paint color
- Toilet
- Wall Mounted Sink
- 40 Gallon Water Heater
- 1 towel ring and paper holder

Package Price \$28,200

COSTS

Association Dues

- \$160.00 per month

Taxes

- Estimated at \$2,400.00 per year

UTILITIES

- **Water/Sewer:** City of Brandon
- **Electrical:** Sioux Valley Energy
- **Gas:** MidAmerican
- **Telecom:** Alliance Communications

AVAILABLE OFFICE/BATHROOM UPGRADES

- Pre-painted Steel Doors - \$350 Each
- Industrial Lever Door Closures - \$175 Each
- Additional Outlets - \$275 Each
- Data Drop - \$640
- Urinal - \$1,700

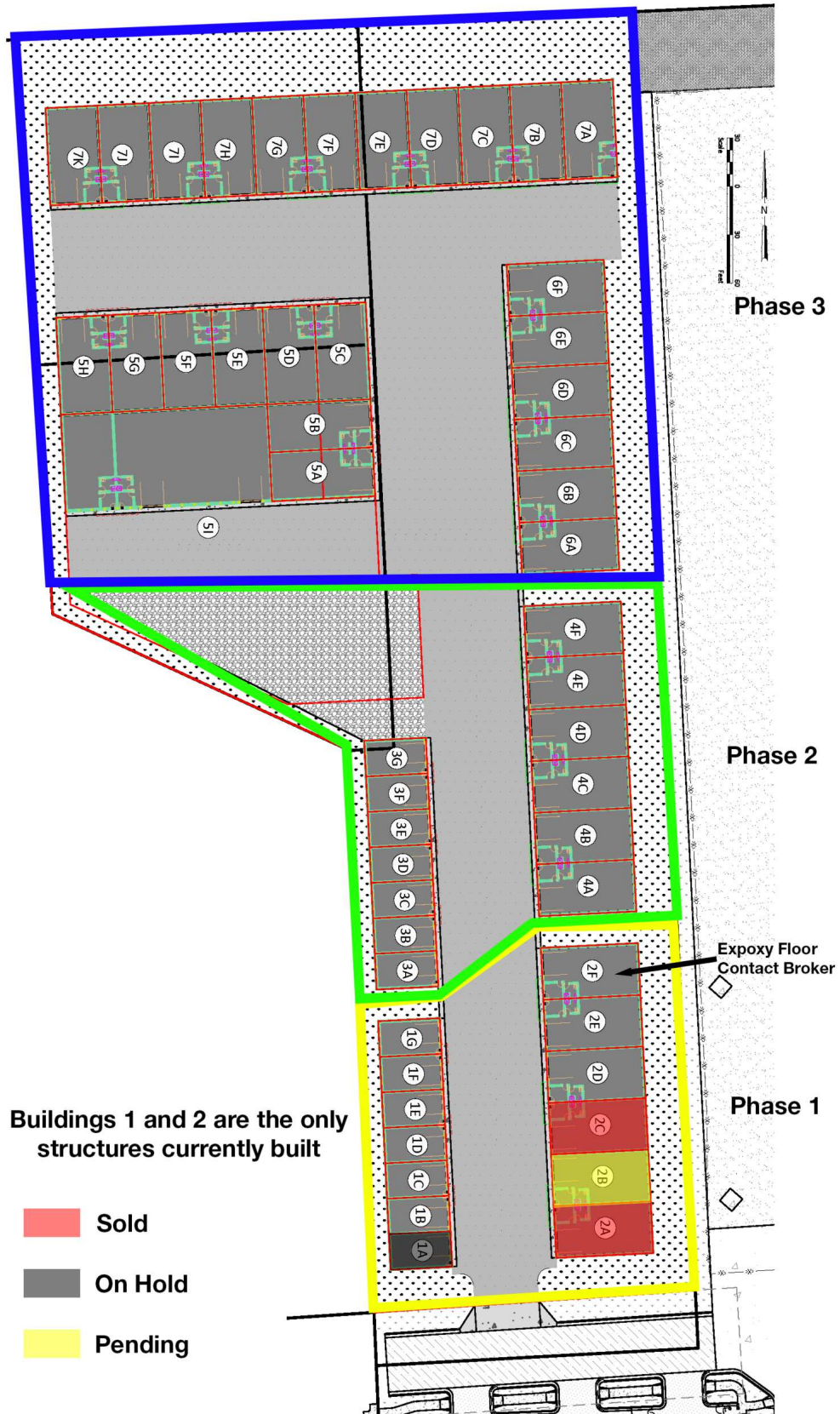
SHOP UPGRADES LIST

- Floor Heat Boiler, Manifold & Venting - \$7,000
- Tankless Water Heater - \$3,800 (or \$2,060 Upgrade over 40-Gallon WH)
- 54" White Ceiling Fan - \$950
- 72" Big Ass Ceiling Fan - \$4,300
- 84" Big Ass Ceiling Fan - \$4,800
- Additional 4 Gang Outlet - \$350
- Resin Utility Sink - \$475
- Sand Oil Separator - \$6,100
- Epoxy Flooring 1,920 SF Unit - \$12,800
- Epoxy Flooring 825 SF Unit - \$5,800

SITE PLAN

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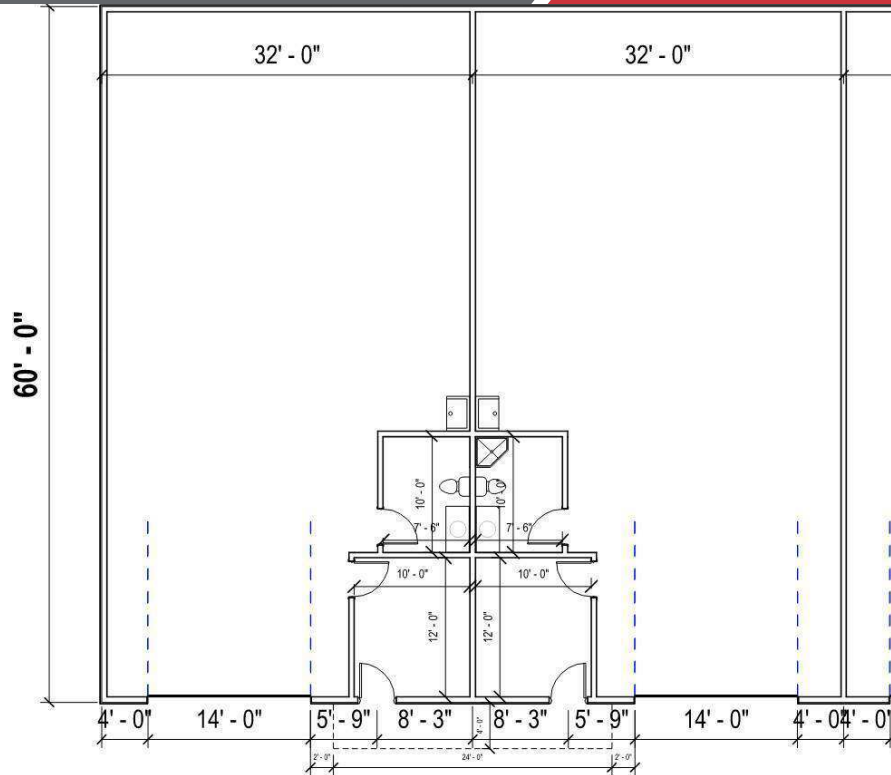
FOR SALE
Industrial Suites



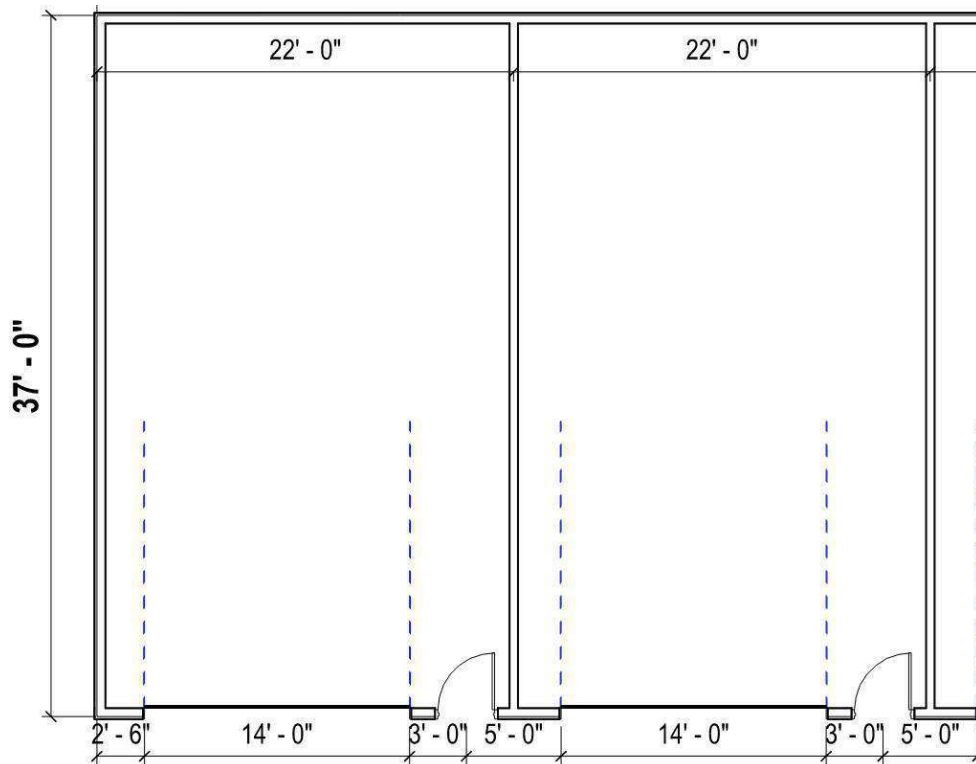
FLOOR PLANS

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Industrial Suites



1,920 SF Shops - #1 - East Building



841 SF Shops - #1 - West Building

PHOTOS

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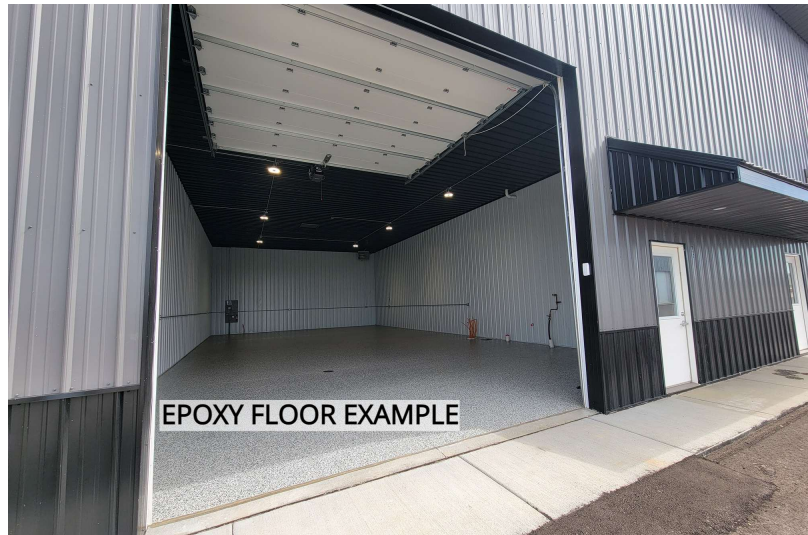
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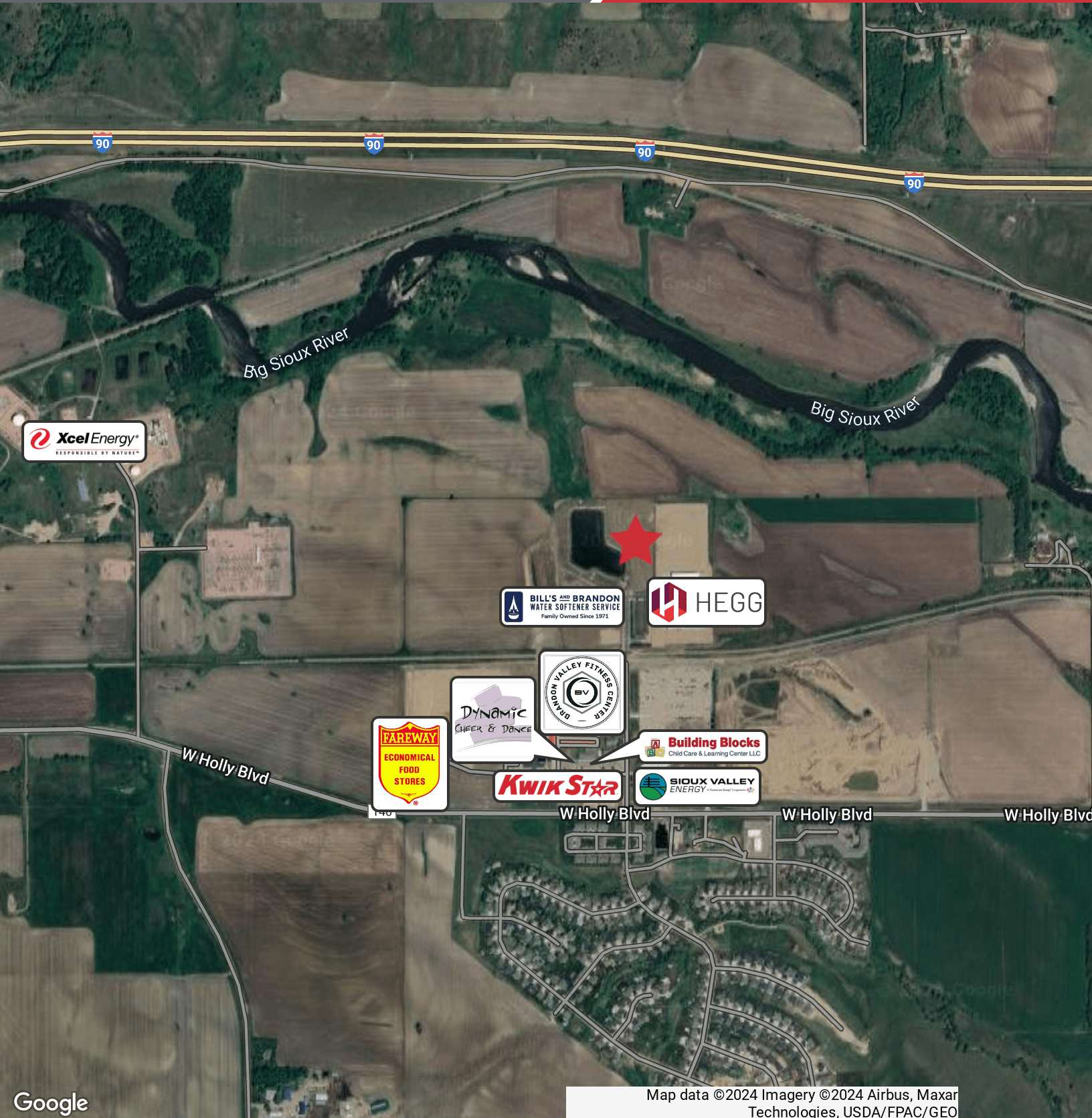
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AERIAL

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