

**FOR SALE
OR LEASE**

FLEX BUILDING

TEA, SD

VERSATILE RETAIL / FLEX BUILDING

820 Gateway Lane | Tea, SD 57064



SIZE

6,511 sqft



PRICE

Lease Price: \$12.00 psf (NNN)
Sale Price: \$1,400,000



LOCATION

Convenient location in the bustling Olson Development at the intersection of 271st Street and Heritage Parkway.



TRAFFIC

The intersection of 271st Street and Heritage Parkway has a combined traffic count of 8,650 per day.



LAYOUT

Open showroom floor, warehouse space, mezzanine space, and restrooms.



AREA TENANTS

Squealer's Smoke Shack Bar & Grill, Casey's, Zooks Coffee Bar, Scooter's Coffee, Advanced Auto Spa, Gateway Park Hotel and Suites, Dollar General, O'Reilly Auto Parts, Pizza Ranch

Information deemed reliable but not guaranteed.



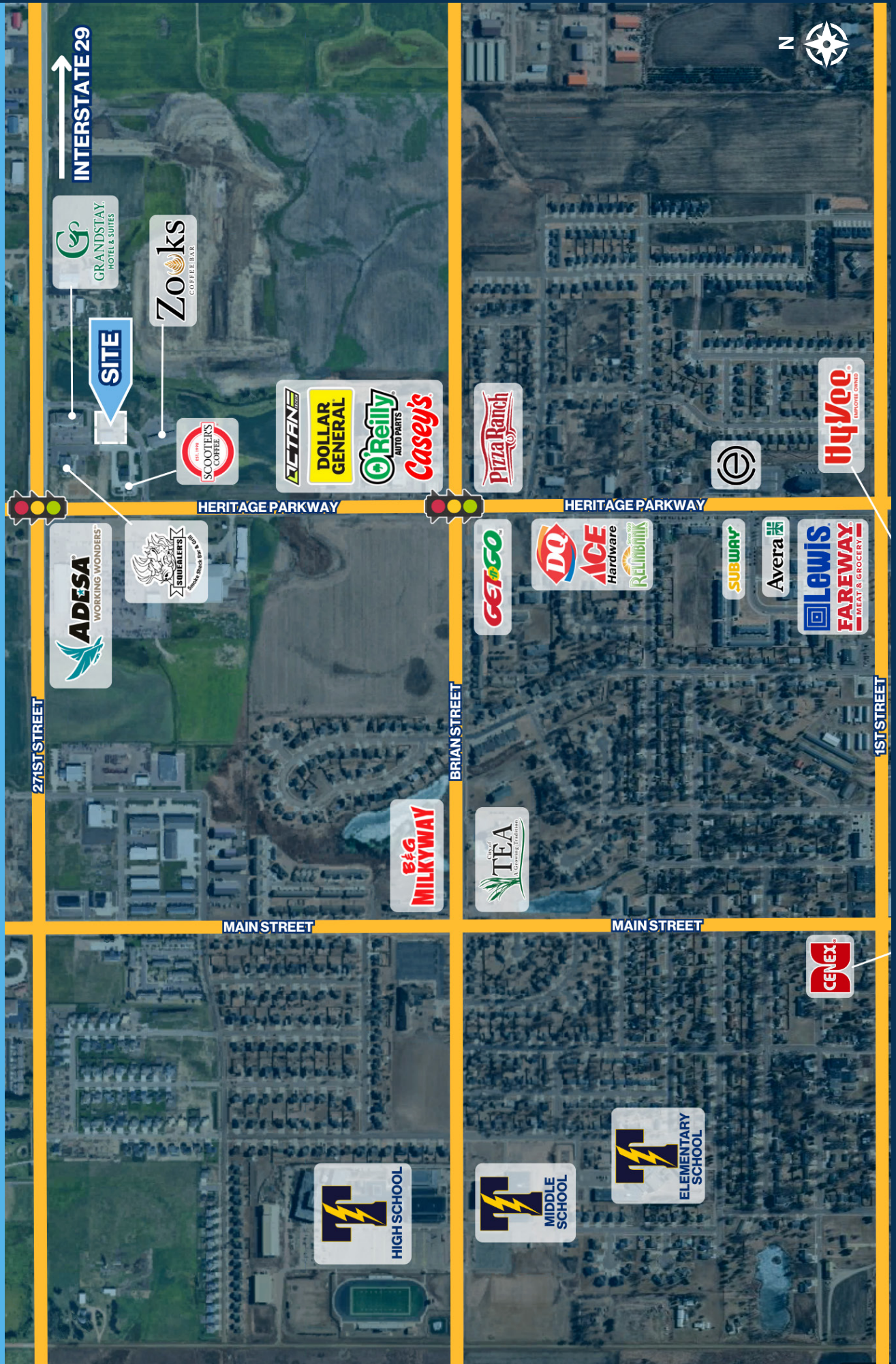
TYSDAL
COMMERCIAL

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



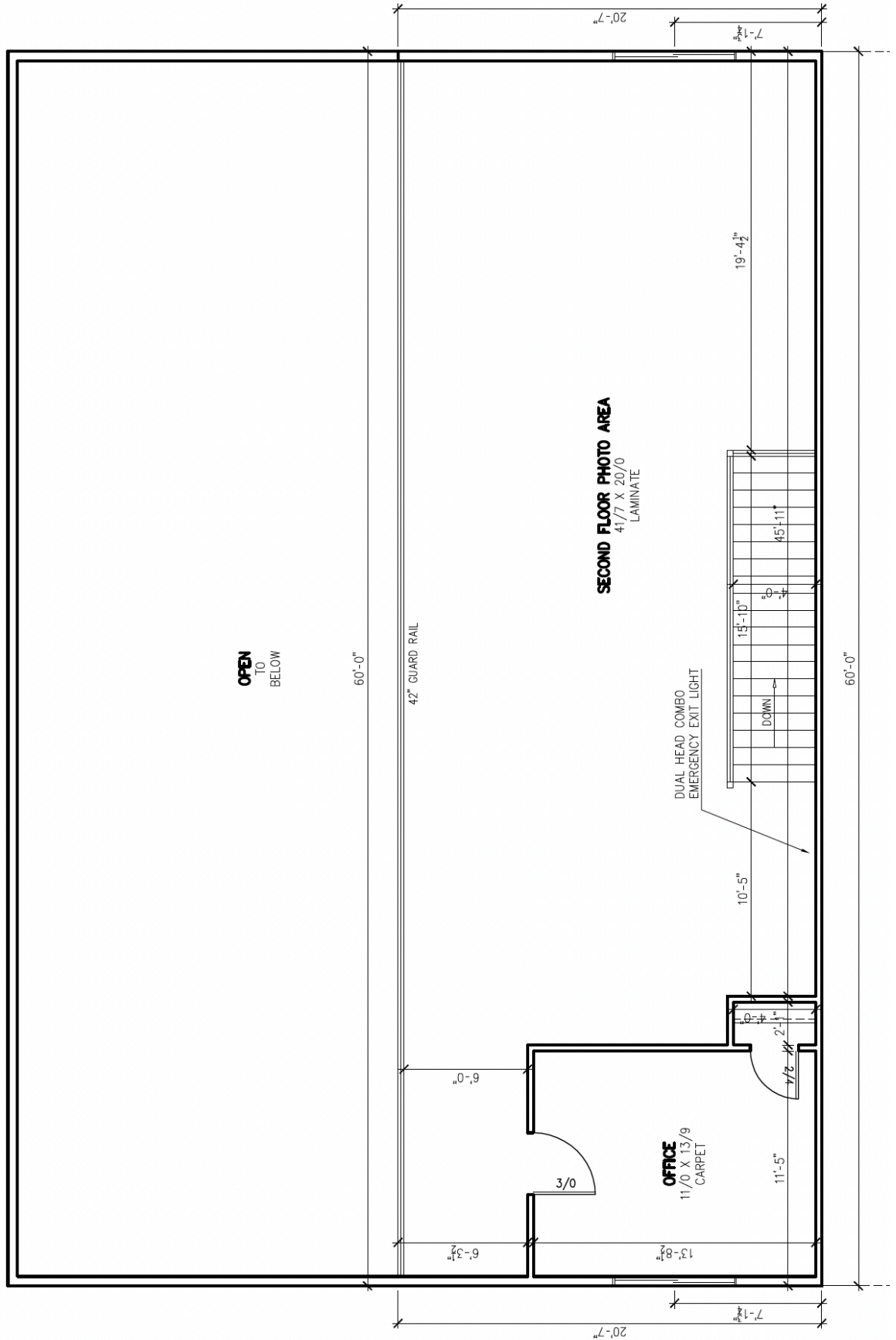
376-0127
ryan@tysdalcommercial.com

AREA MAP



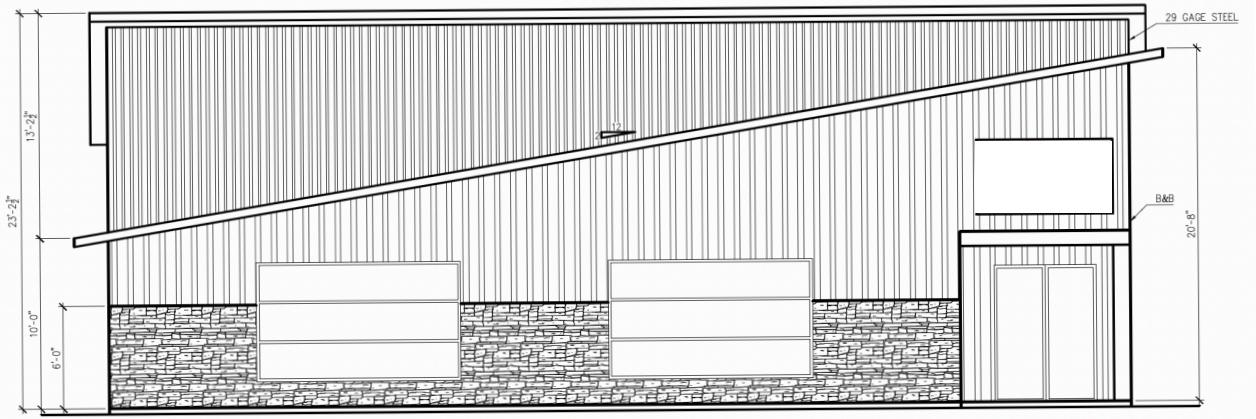
SECOND FLOOR PLAN

SECOND FLOOR 1,191 SQFT

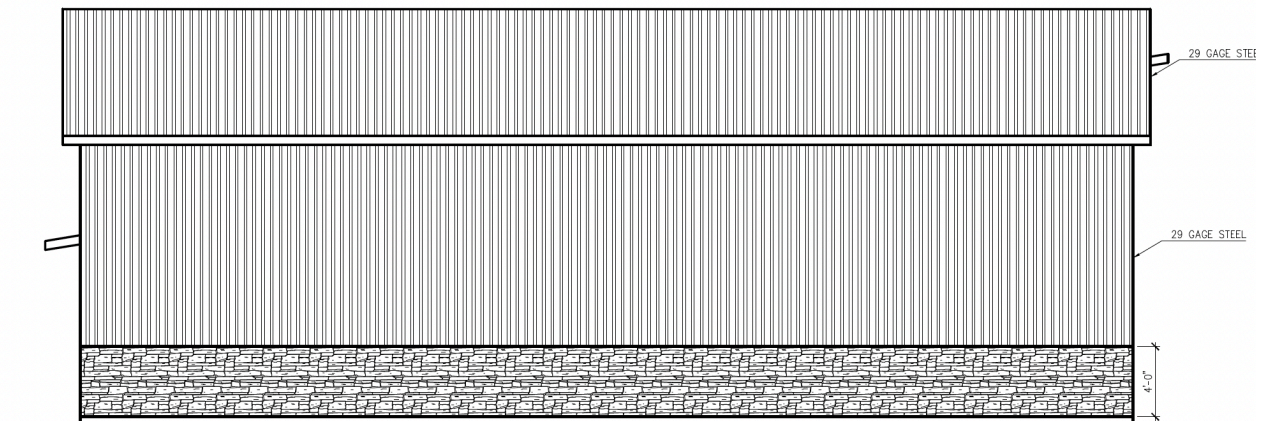


ELEVATIONS

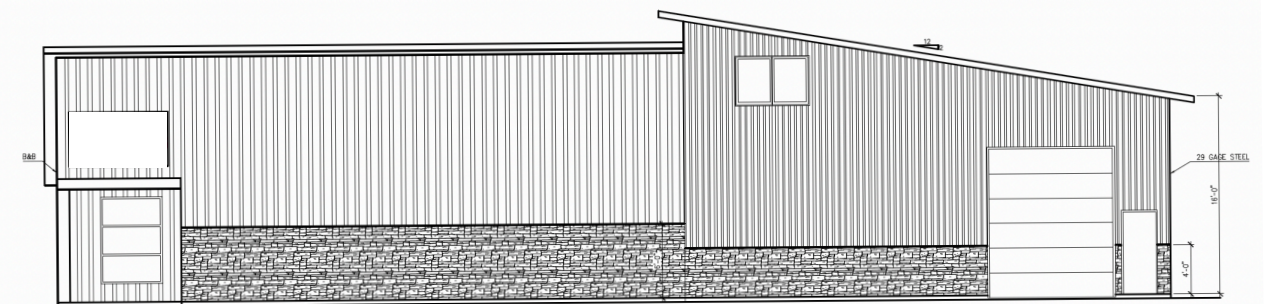
SOUTH ELEVATION



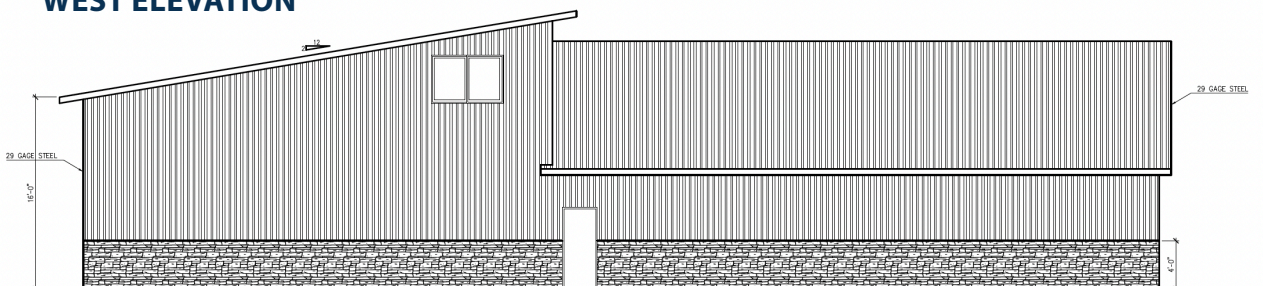
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



PHOTOS



PHOTOS

