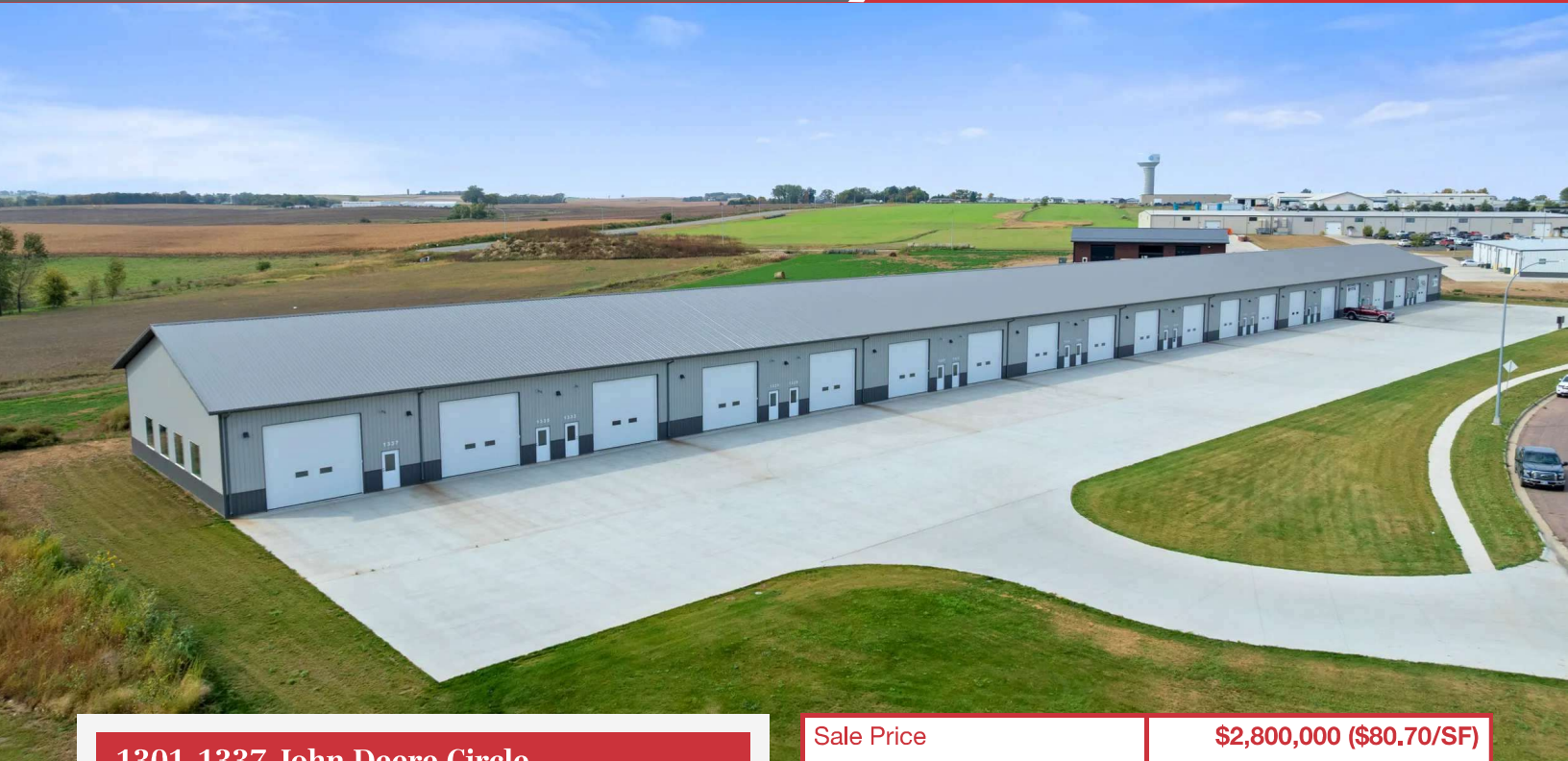




1301-1337 John Deere Circle
Madison, SD 57042

PROPERTY HIGHLIGHTS

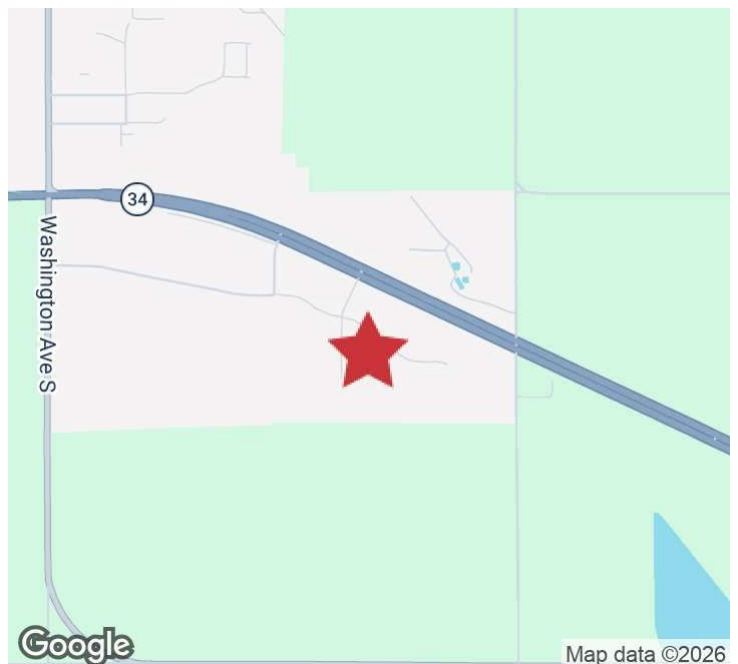
- Property includes 19 industrial shop units
- Each unit is 30' wide by 60' deep
- Units Include: floor drains, restroom, radiant heat, water, 14' overhead door
- Year Built: 2024
- Concrete parking lot
- 15 of the 19 units are leased as of 8-20-2026
- Contact broker for information on the leases in place

LOCATION DESCRIPTION

Area Neighbors: Runnings, Kibble Equipment, Global Polymer Industries, Inc, Madison Ace Hardware, Cenex

Easy access to Hwy 34

Sale Price	\$2,800,000 (\$80.70/SF)
Building SF	34,680 SF (60' X 578')
Lot Size	4.04 AC (175,867 SF)
2024 Taxes	\$1,463.28



MARCUS MAHLEN, CCIM, SIOR
President
mmahlen@naisiouxfalls.com
605.228.9744

2500 W. 49th St. Suite 100
Sioux Falls, SD 57105
605.357.7100
naisiouxfalls.com

SITE PLAN

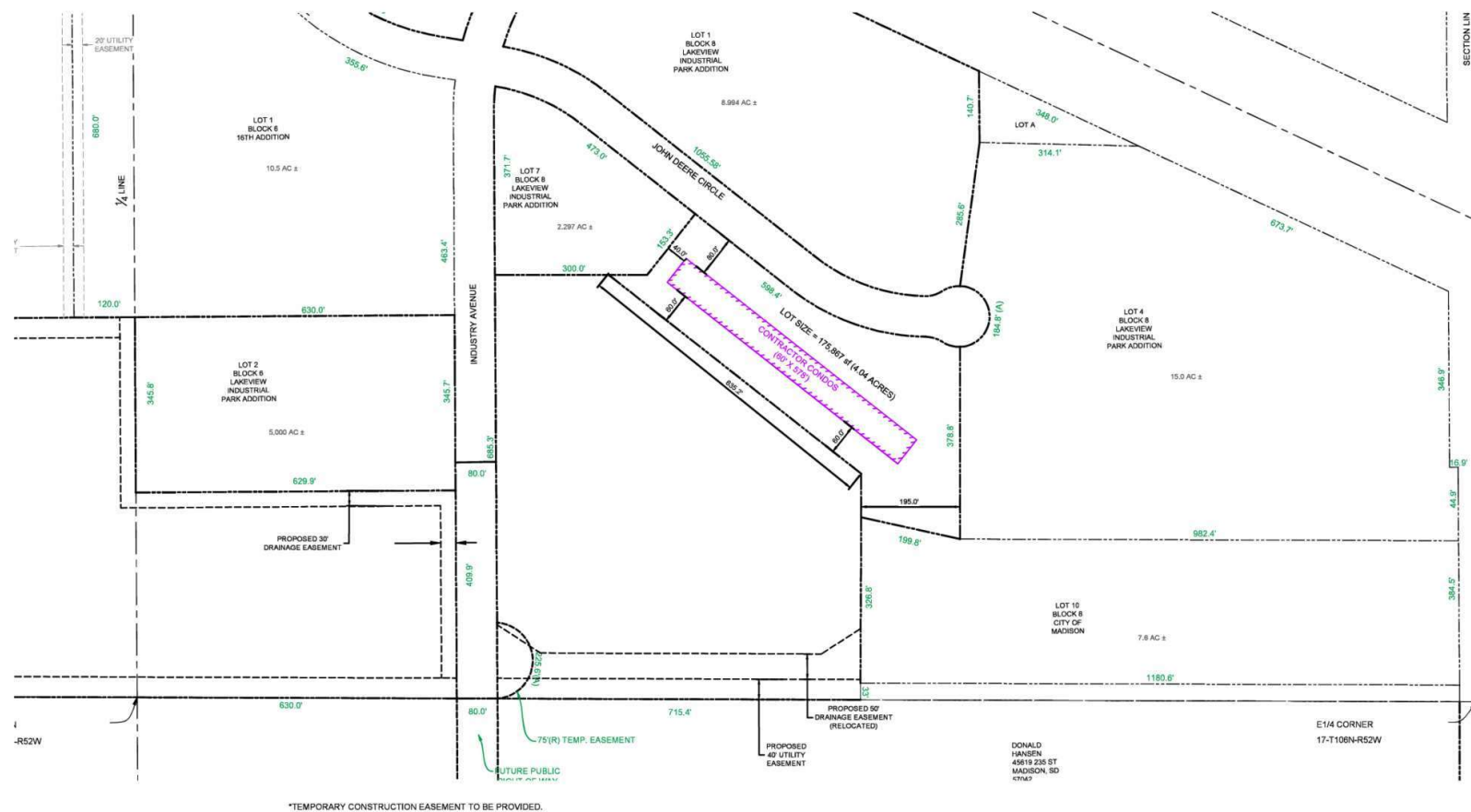
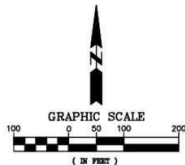
1301-1337 JOHN DEERE CIRCLE
Madison, SD 57042

FOR SALE

Industrial Property

LEGEND

- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED WATER TOWER SITE
- PROPOSED ELECTRICAL SUBSTATION SITE

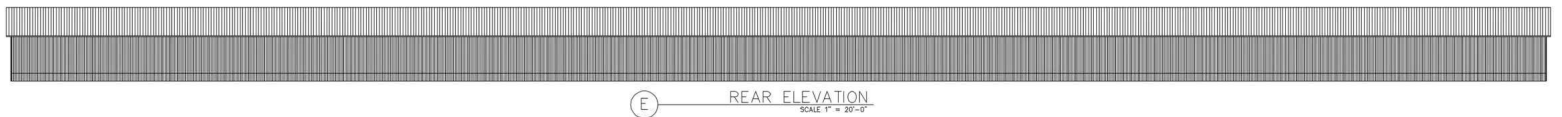
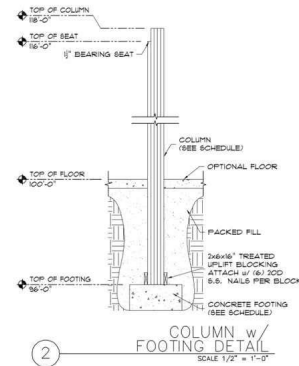
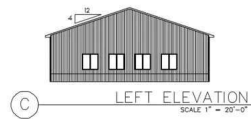
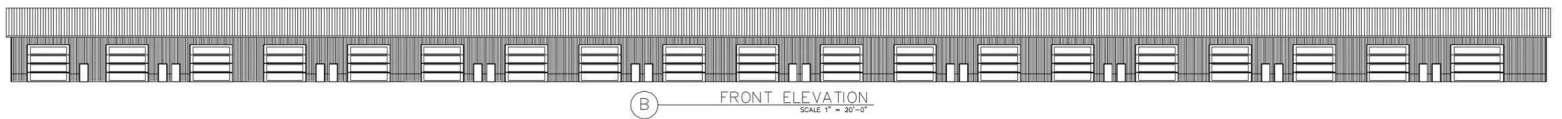
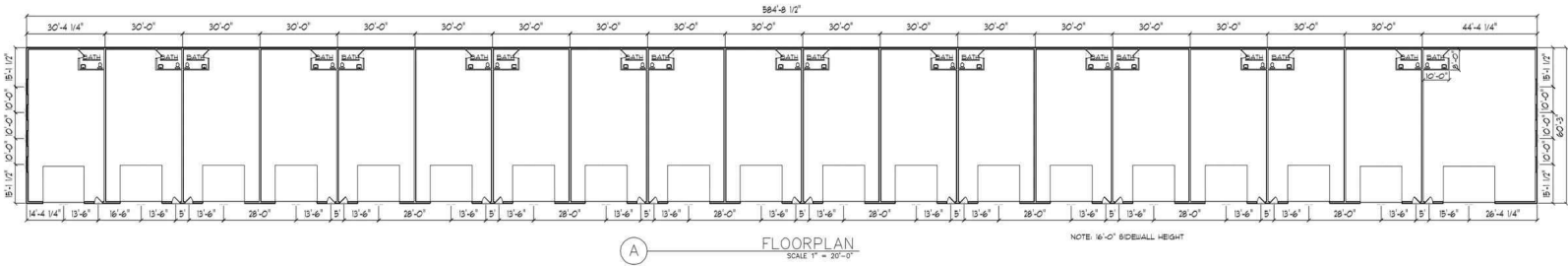


FLOOR PLANS

1301-1337 JOHN DEERE CIRCLE
Madison, SD 57042

FOR SALE

Industrial Property



MADISON CONTRACTOR SHOPS

RENT ROLL

1301-1337 JOHN DEERE CIRCLE
Madison, SD 57042

FOR SALE

Industrial Property

1301 - 1337 John Deere Circle, Madison, SD

	Suite	Tenant	Rentable SF	Monthly Rent	Annual Rent	\$ / SF (Annual)	Lease End
1	1301	Occupied	1,800	\$ 800.00	\$ 9,600.00	\$ 5.33	11/30/2026
2	1303	Vacant	1,800	\$ -	\$ -	\$ -	
3	1305	Occupied	1,800	\$ 800.00	\$ 9,600.00	\$ 5.33	11/30/2026
4	1307	Occupied	1,800	\$ 800.00	\$ 9,600.00	\$ 5.33	11/30/2026
5	1309	Occupied	1,800	\$ 950.00	\$ 11,400.00	\$ 6.33	MTM
6	1311	Occupied	1,800	\$ 800.00	\$ 9,600.00	\$ 5.33	10/31/2026
7	1313	Occupied	1,800	\$ 800.00	\$ 9,600.00	\$ 5.33	10/31/2026
8	1315	Occupied	1,800	\$ 800.00	\$ 9,600.00	\$ 5.33	1/9/2027
9	1317	Occupied	1,800	\$ 800.00	\$ 9,600.00	\$ 5.33	9/30/2026
10	1319	Vacant	1,800	\$ -	\$ -	\$ -	
11	1321	Occupied	1,800	\$ 800.00	\$ 9,600.00	\$ 5.33	10/31/2026
12	1323	Occupied	1,800	\$ 800.00	\$ 9,600.00	\$ 5.33	6/3/2027
13	1325	Vacant	1,800	\$ -	\$ -	\$ -	
14	1327	Vacant	1,800	\$ -	\$ -	\$ -	
15	1329	Occupied	1,800	\$ 800.00	\$ 9,600.00	\$ 5.33	2/28/2027
16	1331	Occupied	1,800	\$ 800.00	\$ 9,600.00	\$ 5.33	1/31/2027
17	1333	Occupied	1,800	\$ 1,100.00	\$ 13,200.00	\$ 7.33	MTM
18	1335	Occupied	1,800	\$ 800.00	\$ 9,600.00	\$ 5.33	1/31/2027
19	1337	Occupied	1,800	\$ 800.00	\$ 9,600.00	\$ 5.33	9/30/2026
		Total	34,200	\$ 12,450.00	\$ 149,400.00		

Current Landlord Expenses

Expense	Amount
Insurance	\$ 8,760.00
2025 Property Taxes	\$ 33,670.86
Snow Removal (2024/2025)	\$ 1,624.00
Total	\$ 44,054.86

**Updated on 08.20.26

LOCATION MAP

1301-1337 JOHN DEERE CIRCLE
Madison, SD 57042

FOR SALE

Industrial Property

