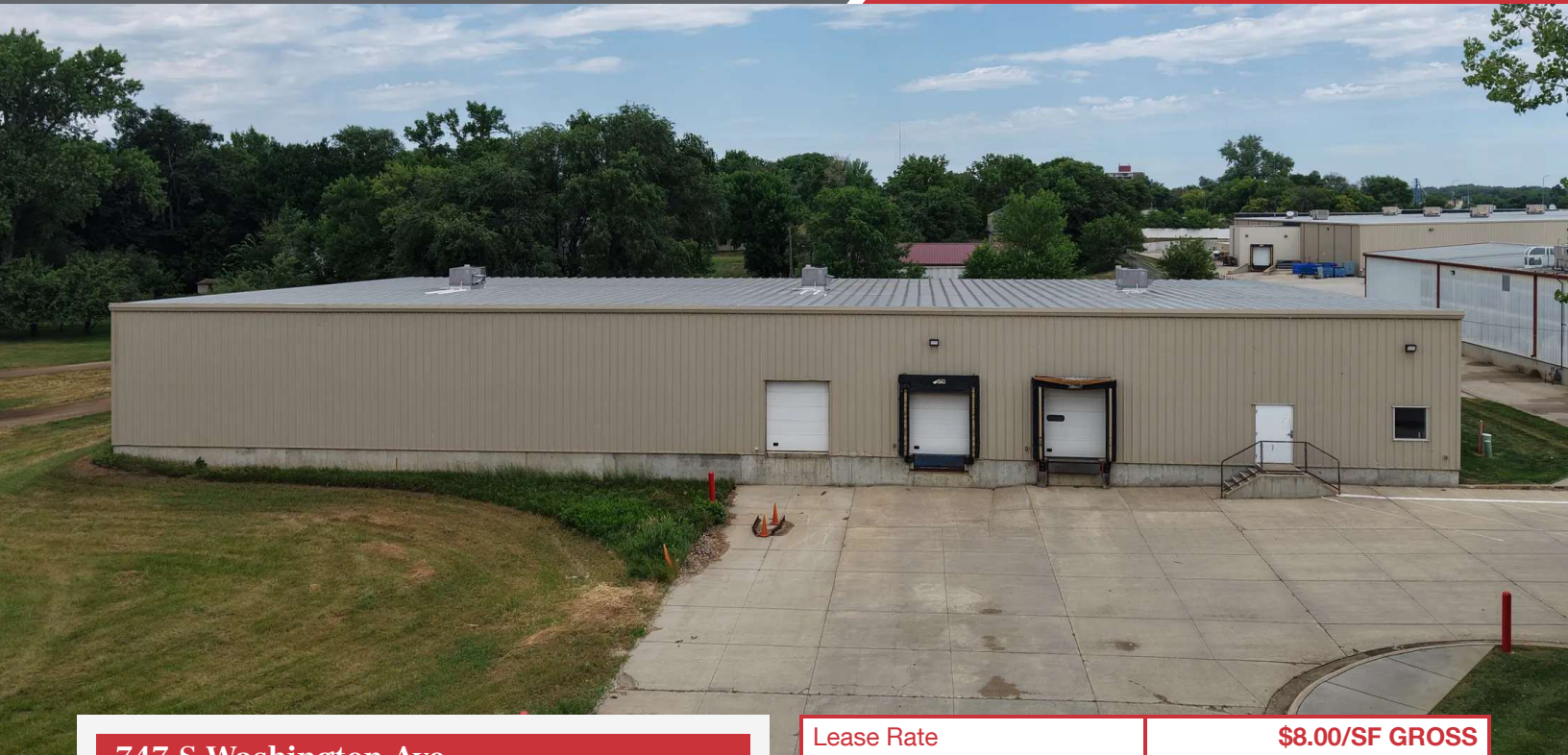




747 S Washington Ave
Madison, SD 57042

Lease Rate	\$8.00/SF GROSS
Building Size	15,030 SF (90' X 167')

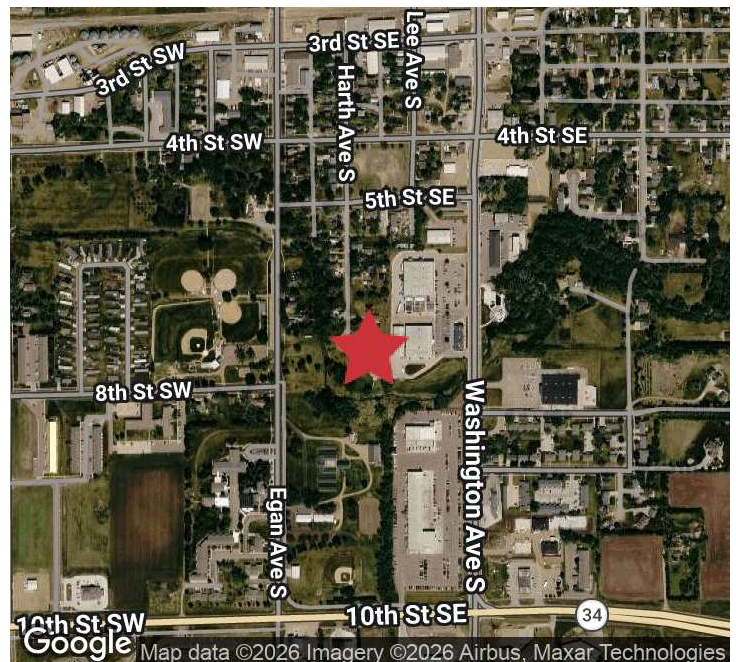
PROPERTY HIGHLIGHTS

- Stand-alone, clear-span warehouse located just off the main retail thoroughfare, in Madison, SD.
- 16' clear height.
- Three (3) 10' dock-high doors — two with dock levelers and one (1) overhead door.
- Fully climate-controlled with heating and air conditioning.
- No Restrooms
- Available for occupancy April 1, 2027

LOCATION DESCRIPTION

Located directly behind Montgomery's on S. Washington Avenue, the property is less than one mile from Highway 34 and approximately 18 miles from I-29.

Nearby businesses include Montgomery's Furniture, Lewis Drug, Ace Hardware, Dakota Butcher, and Scooter's Coffee.



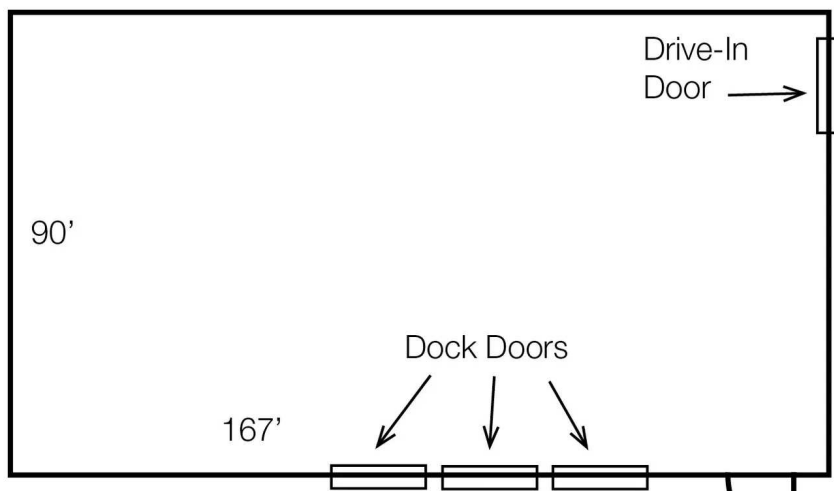
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FLOOR PLANS

747 S Washington Ave
Madison, SD 57042

FOR LEASE
Industrial Property



Montgomery's



PHOTOS

747 Washington Ave
Madison, SD 57042

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PHOTOS

747 S WASHINGTON AVE

747 Washington Ave, Madison, SD 57042

FOR LEASE

Industrial Property



MAP

747 Washington Ave
Madison, SD 57042

FOR LEASE
Industrial Property

