



**Address:** 300 Sorensen Drive, Chamberlain, SD

**Listing Price:** \$ 475,000

**Property Description:** Excellent location along the high traffic Sorensen Drive in Chamberlain! This 10,000 square foot light industrial building is a nice opportunity for a startup service or small manufacturing business. The additional property affords the opportunity for future expansion. Loading dock, updated heating/cooling systems, and plenty of office space make this property the total package.

**Legal Description:** East 1/2 Except North 110' of Lot 4 Formerly a Part of Tract Z in SE 1/4 of Section 22-104-71, Brule County, South Dakota.

## Property Information

**Structure Type:** Steel

**Lot Size:** 196' x 360' (1.62 ac)

**Year Built:** 1992

**Property Taxes:** \$ 4964.08 (2016)

**Metal Building:** 100' x 100' x 20'

**Heating/Cooling:** LP furnace/Central air - Offices, Package Heat & Air -Warehouse

**Main Floor Office:** 2000 sq ft

Includes reception area, (4) private offices, (2) storage rooms, (2) restrooms and open work area and stairs to second floor

**Second Floor Office Space:** 700 sq ft open office space and 1300 sq ft of open loft storage space.

**Main Floor Warehouse:** 8000 sq ft.

Includes loading dock with 10' x 10' OH door, (2) additional 10'x 10' OH doors on NE & NW corners of building, Package Heating & A/C, Suspended rail lighting, ceiling fans, (2) restrooms

**Other Property Features:** Partial paved front parking area, access off Sorensen Drive and Bobcat Ave,



**Personal Property Included:** None.

