



RATE:

- \$5.50 / SF

SIZE:

- 2.87 Acres
- Est. 125,017 SF

ZONING:

- I-1 Light Industrial

FEATURES:

- I-29 visibility and easy access
- Pipeline Easement
- Neighboring businesses include RDO Equipment, Butler Machinery, Sonifi Solutions, Premier Bankcard, Autoland.

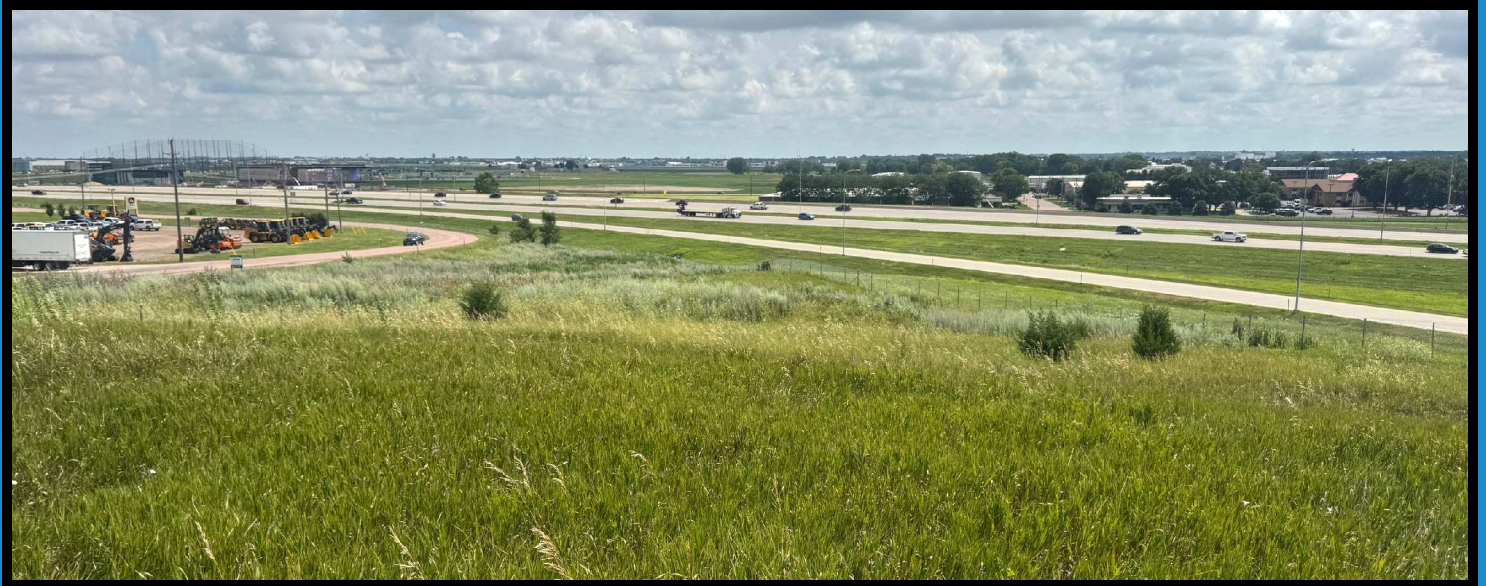


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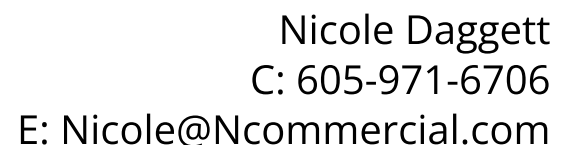
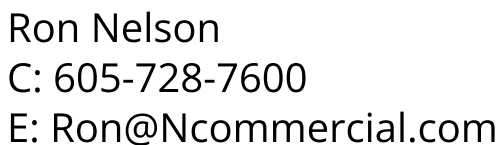


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*Information contained herein provided by owner, city or county records. Purchaser or lessee should independently verify. All information contained herein deemed reliable, but not guaranteed.

PIPELINE EASEMENT

MINNEHAHA COUNTY, SOUTH DAKOTA

MAGELLAN
MIDSTREAM PARTNERS, L.P.

811 Know what's below.
Call before you dig.



Legend

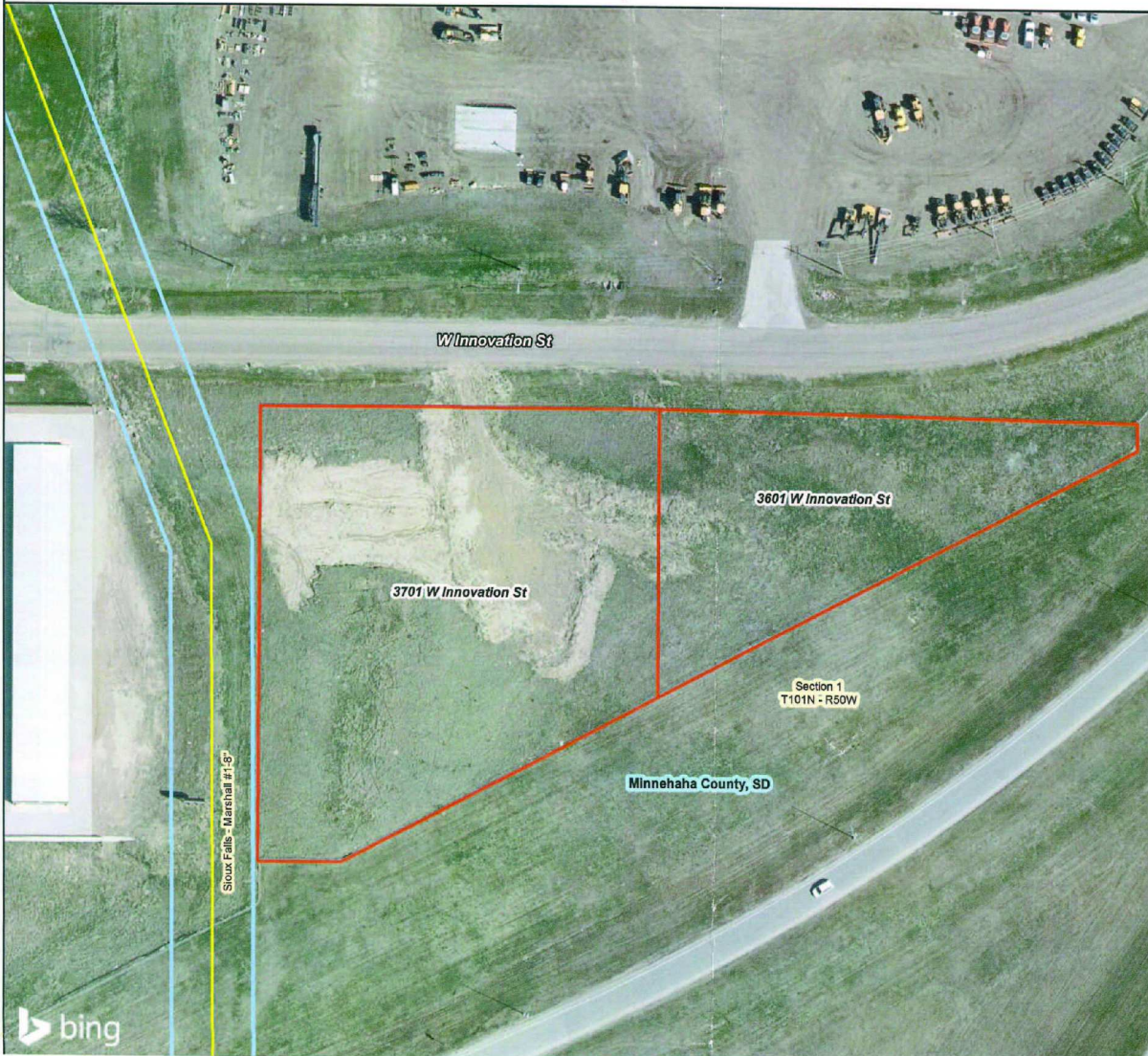
- Magellan Pipeline (Approx. Location)
- MPL 60' Easement
- Parcel Boundaries
- County
- Section

**For Actual Pipeline Location
Contact Local Field Rep.**

0 30 60 120 180
Feet

This copy is not a survey and has been furnished by Magellan Pipeline Company, L.P. (Magellan) for information as to approximate locations only of any pipelines or other facilities shown thereon. Magellan disclaims any representations as to accuracy or completeness of the information depicted on this copy and makes no warranties regarding accuracy or completeness of such information depicted hereon. Actual locations of pipelines and facilities must be determined on-site through timely contact with the appropriate One Call agency - Call 811 - and coordination with Magellan. Excavation, grading, construction and/or vehicle traffic in the vicinity of the pipeline(s) and facilities shown on this copy are prohibited without written permission from Magellan or other owners of pipelines or facilities depicted hereon.

Drawn By:	Adam Kilgore
Real Estate Rep:	Cynthia Pierce (618) 574-7464
Local Field Rep:	Craig Weber (605) 201-7862
MPL Project #:	22-618
Date:	07-25-2022



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