



THE
BROOKSHIRE
COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

99 15th Street NW Huron, SD 57350

61,875 SF Industrial
For Sale | \$2,500,000

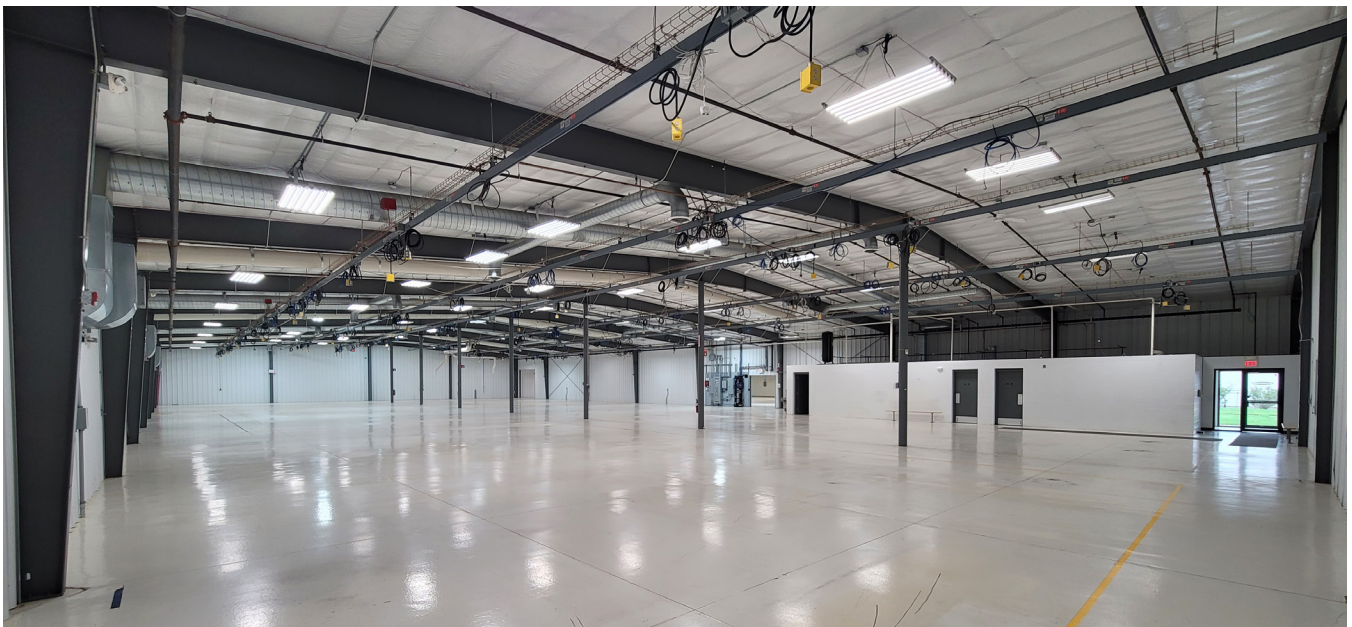


CONTACT

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Property Description

Discover this spacious manufacturing facility in Huron, South Dakota, offering 61,875 square feet of clean industrial space suitable for various operations. Featuring ample lighting, 3-phase power, 126 parking spaces, two drive-ins, and one dock, this versatile property is vacant and ready for immediate use. Positioned strategically in Huron, it presents an excellent opportunity for manufacturing or distribution endeavors.



PROPERTY HIGHLIGHTS

- 61,875 SF of industrial warehouse space
- Great lighting
- Immediate availability
- 2 Drive-ins, 1 Dock
- 126 Parking stalls

LOCATION DESCRIPTION

- Convenient access to HWY 14 and State HWY 37
- Huron Regional Airport less than 1 mile away

PRICING SUMMARY

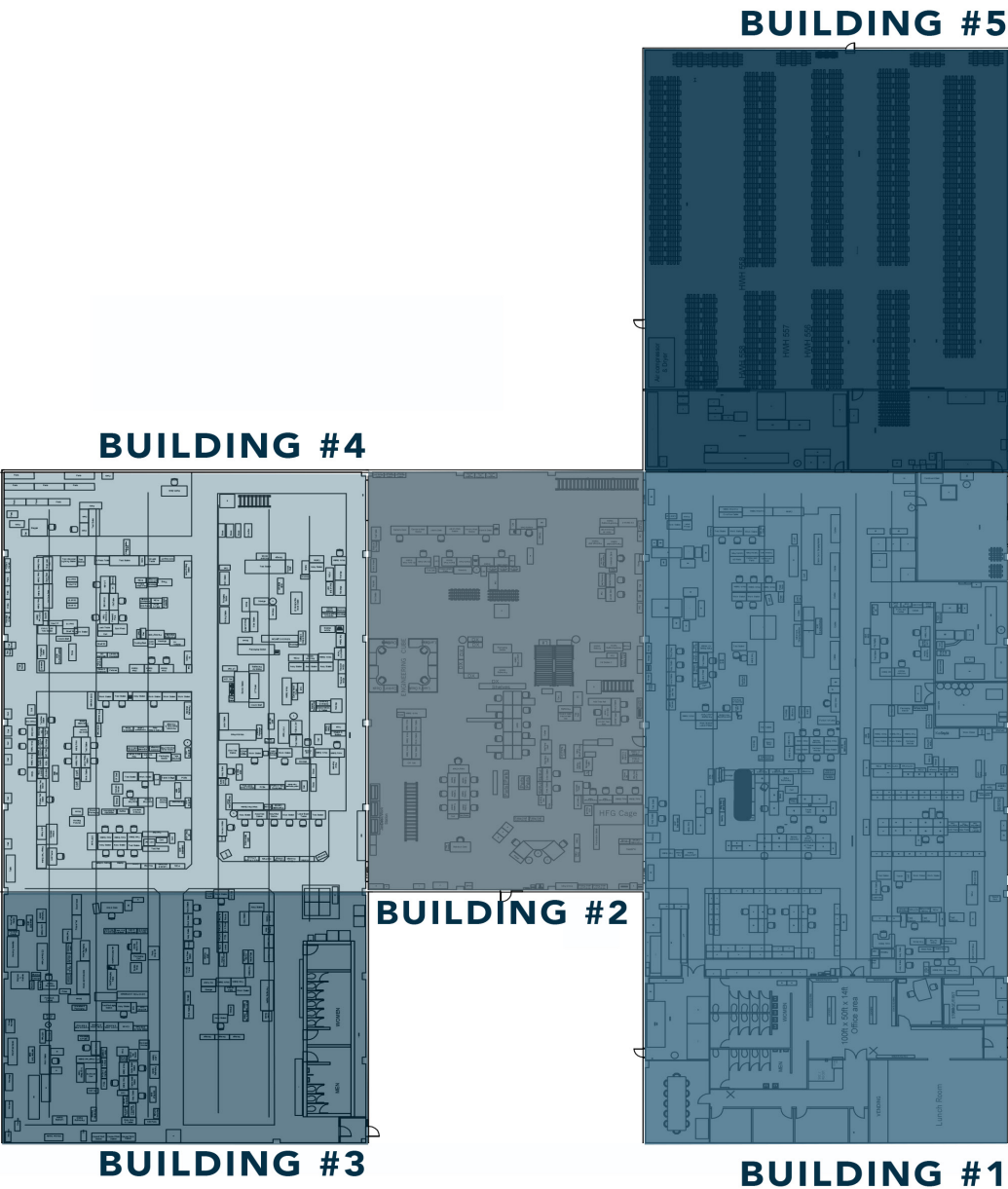
Sale Price
Negotiable



Property Specifications

ACREAGE	10.25 Acres	TOTAL PARKING	126
ZONING	I-1 Limited Industrial	Employee Parking	124
PROPERTY USE	Former Manufacturing	Handicap Parking	2
YEAR BUILT	1997	COLUMN SPACING	
FLOORS	Single-story	Building #1	25'x48'
FLOOR LOAD		Building #2	25'x50'
Production	Concrete 6"	Building #3	25'x50'
Warehouse	Concrete 6"	Building #4	25'x50'
PROPERTY ACCESS		Building #5	24'x48'
Nearby HWY	State HWY 14 (1 mile) I-29 (76 miles)	LIGHTING	Ample Light
Airport Access	Adjacent to Huron Regional Airport	Office	3-bulb parabolic
BUILDING SIZE	61,875 SF	Production	LED
Total Office	762 SF - 9'0" Ceiling 11'x10' (2); 10'x15' (1); 12'x14' (1); 16'x14' (1) Warehouse	Warehouse	LED
Building #1	20,000 SF - 12'0" - 15'0" Ceiling	FLOOR DRAINS	none
Building #2	9,375 SF - 9'4" - 10'0" Ceiling	FIRE PROTECTION	Wet system w/ electric fire pump (60 HP)
Building #3	7,500 SF - 14'0" - 15'0" Ceiling	POWER	4 Services
Building #4	12,500 SF - 14'0" - 15'0" Ceiling	Service #1	600A; 208/120V; 3-Phase; 4-Wire
Building #5	12,500 SF - 21'0" - 24'0" Ceiling	Service #2-4	800A; 208/120V; 3-Phase; 4-Wire
Conference	425 SF - 17'x25'	HEATING	
Break Room	875 SF - 25'x35'	Office/Original Building	Gas F/A Roof Top Unit
Locker Room	160 Lockers	new expansion	Gas F/A Ground Mount Unit
BUILDING IMAGE		UTILITIES	16A; 480V; 3-Phase
Building Materials	Metal panel - Standing seam	Gas Size	1-1/4" plastic service tapped off a 2" steel main along 15th St. NW.
Signage	On building with excellent visibility	Sanitary Sewer Size	8 inch
Street Exposure	Excellent	Storm Sewer Size	36 inch
		Water Main Size	8 inch
		STORAGE	Removed, None

Floor Plan



TOTAL 61,875 SF

Property Specifications

VENTILATORS	12 Units
AIR CONDITIONING	Full-loop system; (2) 3-ton and (1) 5-ton
Office	Yes
Computer Room	Yes
Showroom	Yes
Production	Yes
Warehouse	No
DRIVE-IN'S	2- located on East side
Size	10'x10' (1); 8'x8' (1)
DOCKS	1- Located on East side
size	8'x9'
Lights	Yes
Leveler	Yes
Lock	No
Dolly Pads	No
Other Requirements	Concrete Spuns

SPECIAL EQUIPMENT EXISTING OR REQUIRED	
Floor Drains	N/A
Cranes	N/A
Ventilation System (Make up Air)	N/A
Paint Booth	N/A
Other	Cable trays located throughout Bus duct located throughout manufacturing space on buildings #1, #3, and #4
CLASSIFICATION	
Warehouse	Ordinary Hazard I
Storage of Flammable Products	N/A
Other Hazardous Activities	N/A

Location



For more information, contact
The Brookshire Co.

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