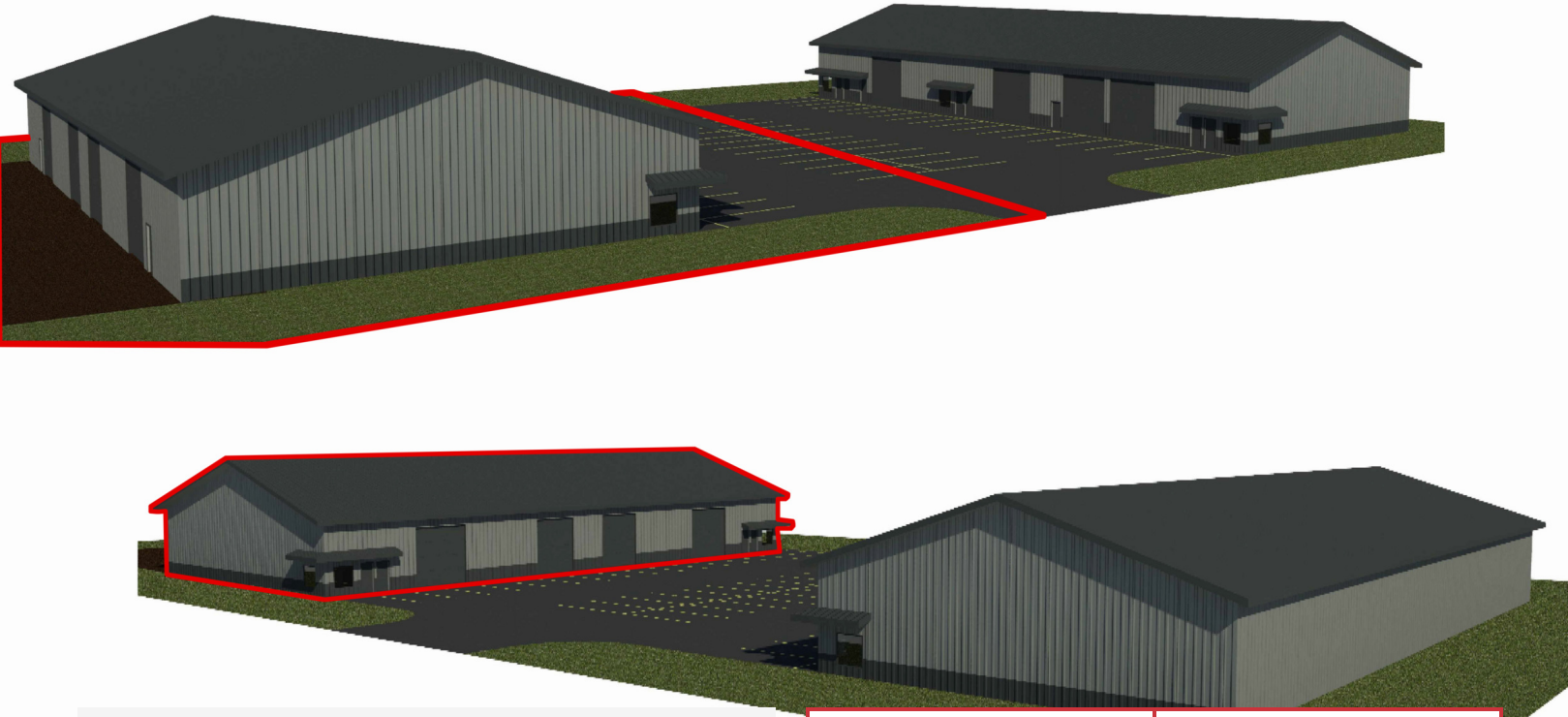




2017 Industrial Street

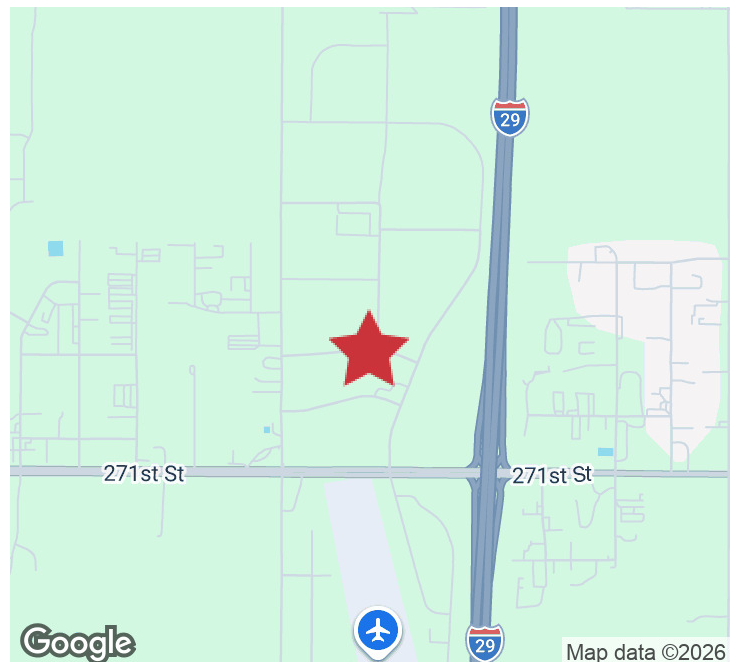
Tea, SD 57064

PROPERTY HIGHLIGHTS

- New construction, industrial/flex building for lease
- Heated shop with hot/cold water and floor drain
- Large fenced-in outdoor storage area
- Each suite includes:
 - 12x12 office with heating and air conditioning
 - Private bathroom
 - Mezzanine storage space
 - One 14x14 overhead door
 - Three 12x14 overhead doors
 - Drive-through access to storage yard
 - Easy access to I-29 / Tea Exit

Building is under construction. Expected occupancy is May 2026.

Lease Rate	\$11 PSF Gross + Utilities
Suites 1 & 2 Available	5,756 SF Each
Building Size	11,512 SF



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SITE PLANS

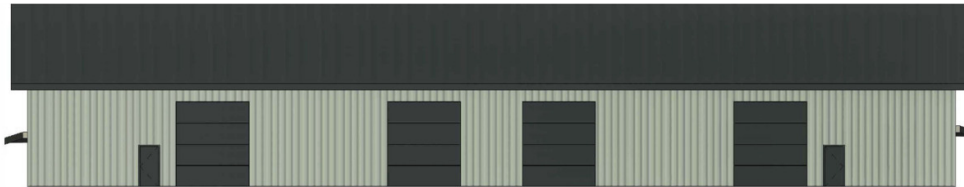
EAST BUILDING

Tea, SD 57064

FOR LEASE
Industrial Property



① Site
1" = 30'-0"



① Building 2 East
1/16" = 1'-0"



③ Building 2 South
1/16" = 1'-0"



② Building 2 North
1/16" = 1'-0"



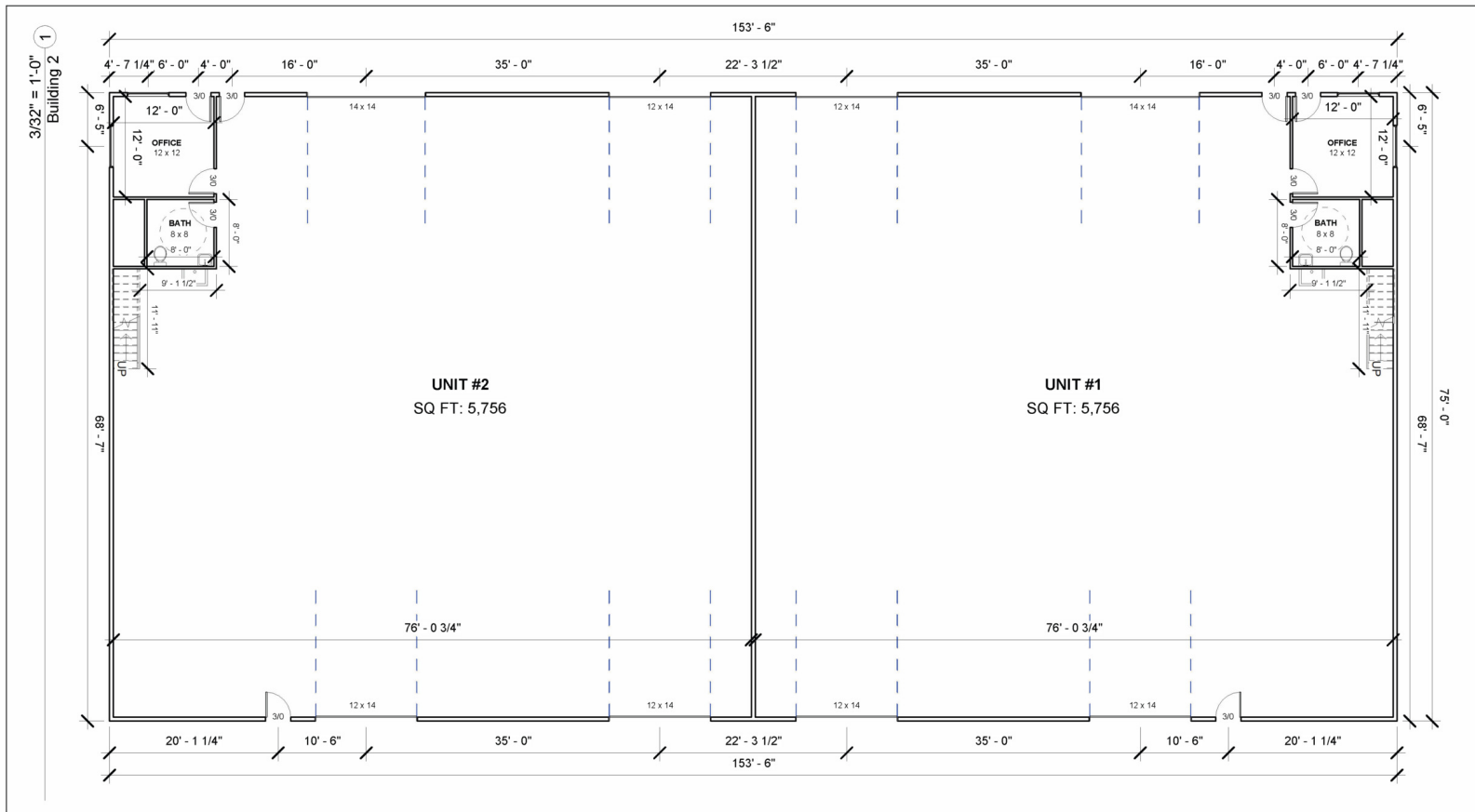
④ Building 2 West
1/16" = 1'-0"

FLOOR PLAN

2017 INDUSTRIAL STREET, EAST BUILDING
Tea, SD 57064

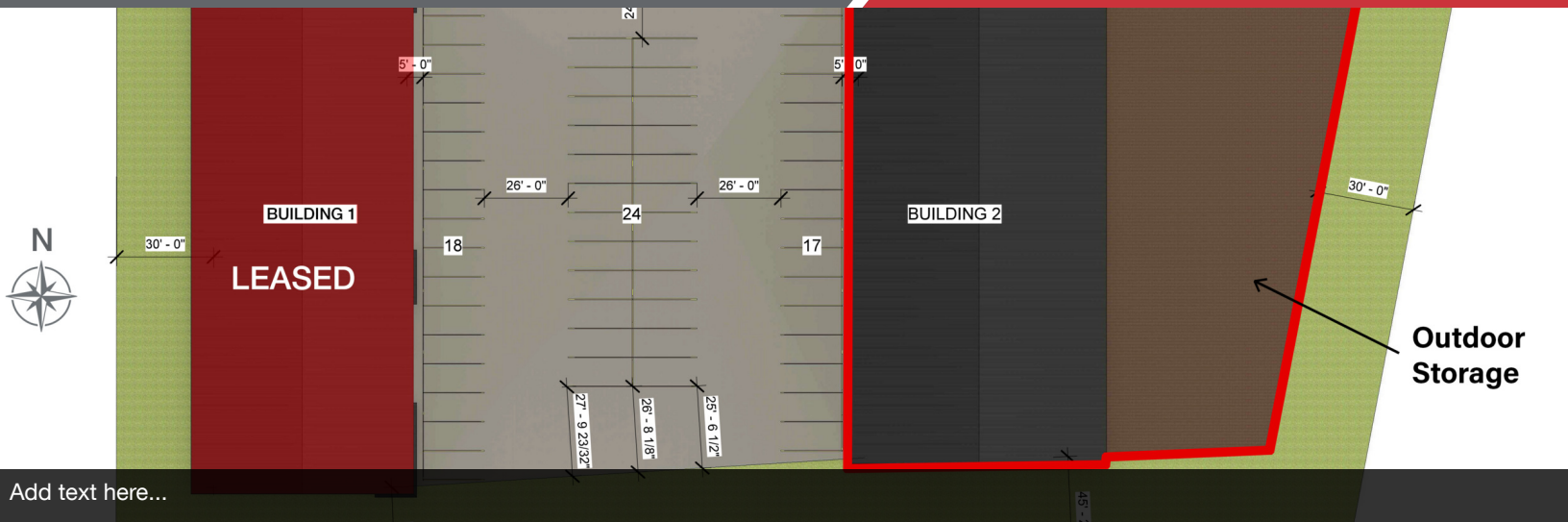
FOR LEASE

Industrial Property

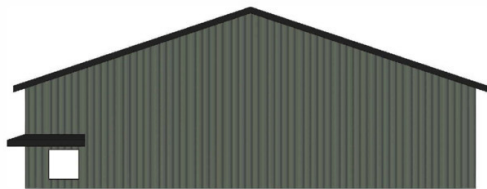


PHOTOS
EAST BUILDING
Tea, SD 57064

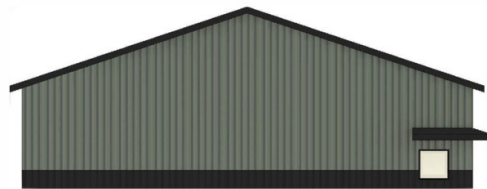
FOR LEASE
Industrial Property



① Building 2 East
1/16" = 1'-0"



③ Building 2 South
1/16" = 1'-0"



② Building 2 North
1/16" = 1'-0"



Add text here...



LOCATION MAP

EAST BUILDING

Tea, SD 57064

FOR LEASE

Industrial Property



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies, USDA/FPAC/GEO

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