

**COMMERCIAL BUILDING FOR SALE/LEASE**

Heartland Technology Center  
 1400 N. Washington Avenue  
[Madison, SD](#)  
[Lake County](#)



4,500 sq.ft. Available

\$9.50 per sq.ft. Lease Price

**COMMENTS**

- Walls are moveable to adequately service your needs
- Server Space: the entire building has a 12" raised floor system
- Connectivity: the building currently has 3 internet providers
- Power: currently has 1,000 amps with room for expansion
- Facility has security cameras in place and other security measures can be added to accommodate needs
- Environmental Controls: monitoring and notification components are in place
- Clean agent fire suppression system is in place as well as a water sprinkler system
- Current tenants include: InfoTech Solutions and Secure Banking Solutions

**BUILDING FEATURES**

Building Classifications: Commercial: Office	Original Use: Office
Year Built: 2006	Number of Stories: 1
Available Square Feet: 4,500	Total Square Feet: 10,000
Sidewall Height: 10'	Building Zoning: Commercial

**SITE FEATURES**

Site Acres: 5	Acres Available for Growth: 4
Phase 1 Environmental: Yes	Reside in 100-Yr Floodplain: No

**BUILDING STATUS**

Status: Existing	Date Available: 1/1/2008
Available for Purchase: Yes	
Available for Lease: Yes	Rent: \$9.50

**BUILDING COMPONENTS**

Foundation: Concrete	Roof Cover: Rolled
Interior Walls: Sheetrock	
Floor: raised	Air Conditioning: Yes
Sprinkler System: Yes	Restrooms: 2 Restrooms 2 Handicap Accessible

## TRANSPORTATION

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Name of Highway: SD 34, US 81, I29	Two or Four Lane: Both
Distance to 4-Lane: 1	Light Rail (Miles from Site): 1.5
Name of Airport: Brookings Municiple Airport (BKX)	Distance to Nearest Commercial Airport: 1
Rail Carrier: Burlington Northern Santa Fe	Main or Branch Line: Branch
Spur: Yes	Distance to Rail Line if no Spur: 1

## UTILITIES

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Water Provider: City of Madison	Booster Pump Required: No
On-Site Storage: No	
Sewer Provider: City of Madison	Use of Lift Required: No
Storm Drainage System: Yes	
Electricity Provider: City of Madison	Total Interruptions/Year: 0
Number of Instantaneous Delays: 0	Dual Feed from 1 Substation: No
Dual Feed from 2 Subsations: No	

## PROTECTIVE SERVICES

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Fire Station: Volunteer	Distance to Nearest Fire Station: Volunteer
Fire Insurance Class Rating: 6	24 Hour Police Patrol: Yes
Distance to Nearest Police Station: 0.50	

## CONTACTS

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### Building Contact

Lake Area Improvement Corporation  
Dwaine Chapel  
PO Box 32  
Madison, SD 57042-0032  
(605) 256-0797  
Fax: (605) 256-3107  
<http://www.madisonworks.com>  
[dwaine@madisonworks.com](mailto:dwaine@madisonworks.com)

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### Local Development Corporation

Madison-Lake Area Improvement Corporation  
Dwaine Chapel, Executive Director  
PO Box 32, 315 S Egan Ave  
Madison, SD 57042-0032  
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[dwaine@madisonworks.com](mailto:dwaine@madisonworks.com)