

INDUSTRIAL BUILDING FOR SALE/LEASE

Miracle Steel Parcel 1
 600 Oakwood Road
[Watertown, SD](#)
[Codington County](#)

14,500 sq.ft. Available

\$849,000.00 Sale Price



COMMENTS

Three buildings in parcel 1 of the Miracle Steel Property for sale or lease in a prime industrial park. The manufacturing building (Building 3) is for lease at \$2.75 per sq ft. This manufacturing building is approximately 14,500 SF . 10,000 sf insulated walls for manufacturing space. 30x100 area is cold storage. One bathroom. Suspended forced air units in manufacturing area. Steel over steel frame. 20' sidewall. Concrete floor.

Building 1: Office Building. 6,365 square feet. Includes approximately 3,600 square feet of office space, multiple offices, conference rooms, and 2 bathrooms. About 2,765 square feet is used for shipping and storage. Steel over steel frame and steel over steel truss rafters. Quality finish interior. Forced air furnace with central air in office, suspended gas heaters in shipping area.

Building 2: Approximately 3,530 square feet. Quonset building behind office building. Warehouse/shop. Concrete floor. Prefab steel walls and roof. Suspended city gas fired heating units. Mercury lights. 17' high at center. 200 amp electrical. No plumbing.

BUILDING FEATURES

Building Classifications: Industrial: Manufacturing	Original Use: Manufacturing
Available Square Feet: 14,500	Total Square Feet: 14,500
Cold Storage Available: Yes	Cold Storage Av. SqFt: 3,000
Sidewall Height: 20'	Building Zoning: I-1 Light Industrial

SITE FEATURES

Zoning: I-1 Light Industrial	Site Acres: 3.7
Acres Available for Growth: 1.8	

BUILDING STATUS

Status: Existing	Date Available: 2/1/2009
Available for Purchase: Yes	Price: \$849,000.00
Available for Lease: Yes	Triple Net: Yes

BUILDING COMPONENTS

Foundation: Concrete
Floor: Concrete

Exterior Walls: Metal
Restrooms: 1 Restrooms

TRANSPORTATION

Name of Highway: US 212 & 81, I29, SD 20
Distance to 4-Lane: 1
Name of Airport: Watertown Municipal Airport (ATY)
Rail Carrier: Burlington Northern Santa Fe
Distance to Rail Line if no Spur: 1

Two or Four Lane: Both
Bus (Miles from Site): 2
Distance to Nearest Commercial Airport: 2
Main or Branch Line: Branch

UTILITIES

Water Provider: Watertown Municipal Utilities

On-Site Storage: Yes

Sewer Provider: Watertown Municipal Utilities

Use of Lift Required: No

Electricity Provider: Watertown Municipal Utilities
Number of Instantaneous Delays: 0
Dual Feed from 2 Substations: Yes

Total Interruptions/Year: 0
Dual Feed from 1 Substation: Yes

Natural Gas Provider: Watertown Municipal Utilities

TELECOMMUNICATIONS

Local Exchange Carrier: Qwest Corporation
Dual Service Provided from Two CO's: Yes

Type: Digital
Competitive Local Exchange Carrier Allowed to Service Site: Yes

Distance in Miles: 0.00

PROTECTIVE SERVICES

Fire Station: Full-Time
Fire Insurance Class Rating: 5
Distance to Nearest Police Station: 3.00

Distance to Nearest Fire Station: 3
24 Hour Police Patrol: Yes

CONTACTS

Building Contact

Coldwell Banker Roby Agency

Merlin Jetz

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Local Development Corporation

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