

INDUSTRIAL BUILDING FOR LEASE

Sharp Building
 West Highway 212
[Watertown, SD](#)
[Codington County](#)

84,962 sq.ft. Available

\$2.75 per sq.ft. Lease Price



COMMENTS

Lease: \$2.75 per sq.ft. Renovated in 1995/1996. Sidewalls range from 12'-15'.

BUILDING FEATURES

Building Classifications: Industrial: Manufacturing	Original Use: Manufacturing
Year Built: 1961	Number of Stories: 1
Available Square Feet: 84,962	Sidewall Height: 15'
Building Zoning: Industrial	

SITE FEATURES

Zoning: Industrial	Site Acres: 10.5
Acres Available for Growth: 0	Phase 1 Environmental: No
Reside in 100-Yr Floodplain: No	

BUILDING STATUS

Date Available: 10/1/2007	Available for Purchase: No
Available for Lease: Yes	Rent: \$2.75
Building Occupant(s): Vacant	

BUILDING COMPONENTS

Foundation: Poured Concrete	Roof Cover: Metal
Exterior Walls: Metal	Interior Walls: Sheetrock & Metal
Floor: Concrete	Air Conditioning: Yes
Sprinkler System: Yes	Wiring System: 3-phase
Restrooms: 2 Restrooms	Parking Lot: Yes, asphalt

TRANSPORTATION

Name of Highway: US 212 & 81, I29, SD 20
Name of Airport: Watertown Municipal Airport (ATY)
Main or Branch Line: Branch

Two or Four Lane: Both
Rail Carrier: Burlington Northern Santa Fe
Nearest Mass Transit Stop to Site: No

UTILITIES

Water Provider: Watertown Municipal Utilities
On-Site Storage: Yes

Booster Pump Required: No

Sewer Provider: Watertown Municipal Utilities
Storm Drainage System: No

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: 2.00

Distance to Nearest Fire Station: 2
24 Hour Police Patrol: Yes

CONTACTS

Building Contact

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Local Development Corporation

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