

PRICE REDUCED BY \$800,000



**FORMER BUDWEISER DISTRIBUTION
CENTER WITH REFRIGERATED WAREHOUSE**

100 249TH ST | CHAMBERLAIN, SD



INDUSTRIAL BUILDING FOR SALE

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CONFIDENTIALITY & RESTRICTED USE

INDUSTRIAL BUILDING FOR SALE | 100 249TH ST | CHAMBERLAIN, SD

Chamberlain is located at the crossroads of Interstate 90 and the majestic Missouri River in south central South Dakota. Because of the location, it is often considered the Gateway to the Old West. Currently the population is estimated at 2,498. Chamberlain hosts a vibrant business district, great opportunities for boating, hunting and fishing enthusiasts, an excellent educational system, a first-rate medical facility, recreational facilities and is surrounded by rich Native American Culture.

QUICK FACTS

- **Address:**
100 249th St, Chamberlain, SD 57325
- **Pricing:**
\$2,190,000
- **Price / SF:**
\$73.89
- **Year Built:**
1999 / 2009 (addition)
- **Total Building Size (GBA/RSF):**
29,640 SF +/-
- **Site Size:**
5.00 Acres +/- (217,800 SF +/-)
- **Zoning:**
Highway Commercial
- **Real Estate Taxes:**
\$7,662.90 (2023 Taxes payable in 2024)

SCOTT BLOUNT
Broker Associate

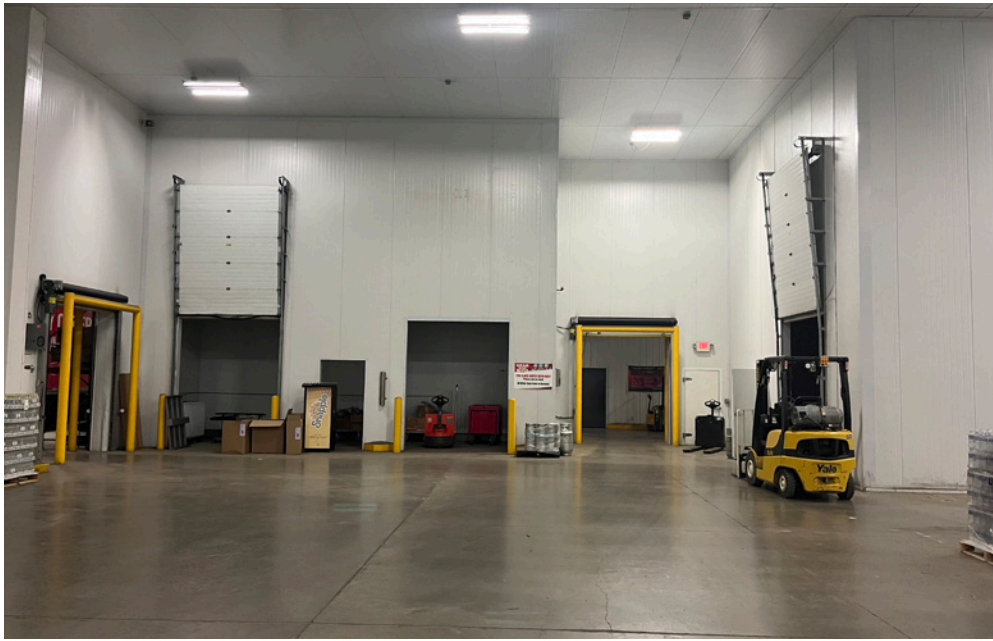
605.231.1882 | 150 E. 4th Place, Ste. 600, Sioux Falls, SD 57104

KEY NOTES

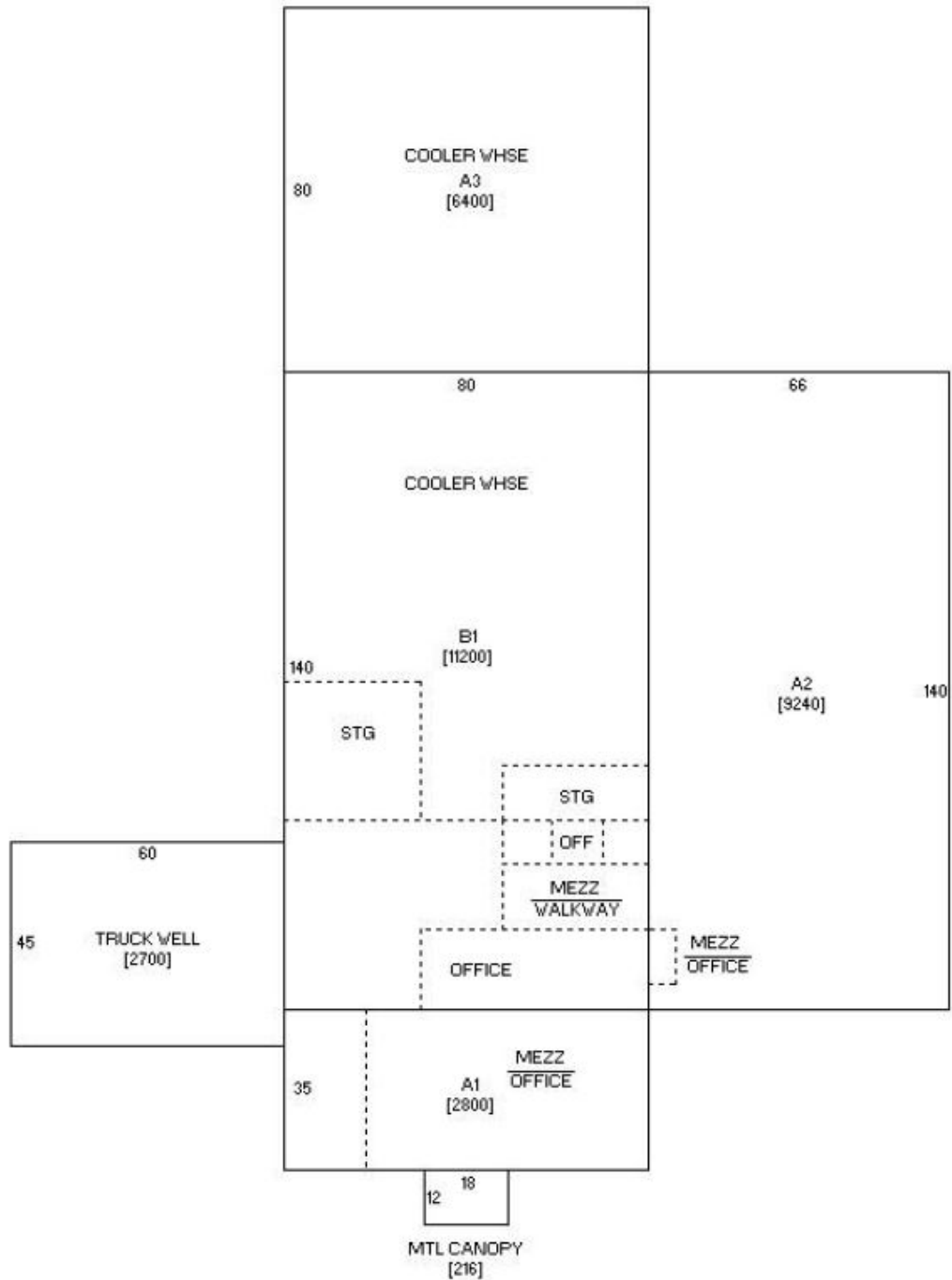
- Frontage along I-90
- Former distribution warehouse
- 24' average clear height
- 17,400 SF (+/-) cold storage space
- 35' x 80' office area
- 3,615 SF (+/-) concrete storage mezzanine
- 2 Dock High Doors with levelers
- Four (4) 8' x 12' drive-in/thru doors
- Land surplus offers expansion opportunities
- ~28,600 SF (+/-) concrete parking and truck maneuvering
- Available public utilities include: electric, gas, water/sewer, cable TV, & fiber optics
- Metal siding with a steel frame
- Gable roof
- Slab on grade 6" concrete



SUMMARY

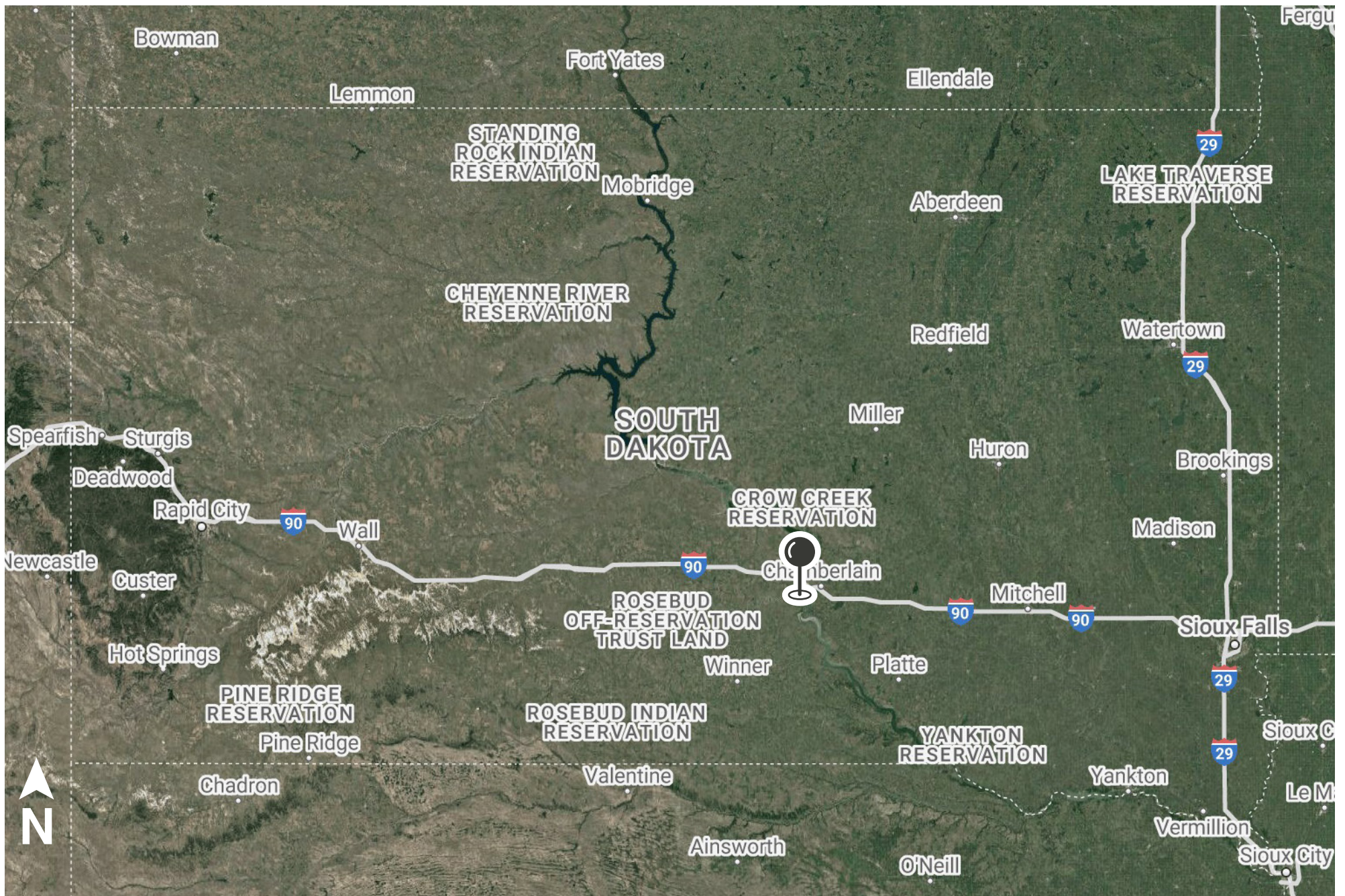












LOCATION



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	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	182	2,171	3,191
2020 Total Population	210	2,331	3,289
2020 Group Quarters	27	206	225
2024 Total Population	217	2,393	3,329
2024 Group Quarters	29	210	230
2029 Total Population	213	2,363	3,303
2023-2028 Annual Rate	-0.37%	-0.25%	-0.16%
2024 Total Daytime Population	578	2,785	3,760
Workers	482	1,714	2,292
Residents	96	1,071	1,468
Household Summary			
2010 Households	48	936	1,390
2010 Average Household Size	3.56	2.19	2.20
2020 Total Households	52	934	1,350
2020 Average Household Size	3.52	2.28	2.27
2024 Households	52	945	1,370
2024 Average Household Size	3.62	2.31	2.26
2029 Households	52	955	1,388
2029 Average Household Size	3.54	2.25	2.21
2023-2028 Annual Rate	0.00%	0.21%	0.26%
2010 Families	33	549	848
2010 Average Family Size	4.21	2.85	2.80
2024 Families	33	539	802
2024 Average Family Size	4.82	3.16	3.00
2029 Families	33	539	804
2029 Average Family Size	4.70	3.10	2.95
2023-2028 Annual Rate	0.00%	0.00%	0.05%
2024 Housing Units	54	1,086	1,591
Owner Occupied Housing Units	66.7%	52.4%	54.3%
Renter Occupied Housing Units	29.6%	34.6%	31.8%
Vacant Housing Units	3.7%	13.0%	13.9%
Median Household Income			
2024	\$91,396	\$76,861	\$76,832
2029	\$102,952	\$86,086	\$85,712
Median Age			
2010	41.7	43.2	42.7
2020	45.0	44.7	44.0
2024	46.1	45.1	44.3
2029	47.5	46.2	45.2
2024 Population by Sex			
Males	100	1,134	1,616
Females	117	1,259	1,713
2029 Population by Sex			
Males	98	1,115	1,597
Females	115	1,249	1,707
Data for all businesses in area			
Total Businesses:	46	278	336
Total Employees:	412	1,820	2,297



SCOTT BLOUNT

Broker Associate

605.231.1882 | scott@lloydcompanies.com

150 E. 4th Place | Suite 600 | Sioux Falls, SD 57104
605.323.2820 | LloydCompanies.com

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CONTACT INFO



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