

FOR LEASE



Turnkey Distribution Center

100 Quality Park Drive, Building D
Beresford, SD



KRISTEN ZUEGER SIOR

605.376.1903

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Opportunity for a business to **lease** a 58,080 SF turnkey distribution center in Beresford, South Dakota. Conveniently located just east of I-29 at the Highway 46 exit, this facility provides access to major transportation routes. Highway 46 connects further to the Iowa state line and is currently undergoing full reconstruction for enhanced connectivity. This move-in ready space features a large warehouse with space for up to 5,000 pallets, along with an office and restrooms to support your operations. This facility is surrounded by a strong business presence with neighboring tenants like Proform Fabrication, Slumberland Furniture, Grossenburg Implement, Sioux Corporation, and more. With a daytime population of 2,918 within a 3-mile radius and a city population of 2,278, Beresford offers a supportive employment demographic. Just 35 miles south of Sioux Falls, this turnkey distribution center is ready to meet the needs of your business.

QUICK FACTS

- **Address:**
100 Quality Park Drive, Building D, Beresford, SD 57004
- **Lease Rate:**
\$4.25 / SF NNN
- **Est. NNN:**
\$1.22 / SF
- **Tenant Improvement Allowance (TIA):**
Negotiable
- **Available Space (GBA/RSF):**
58,080 SF +/-
- **Available Space Dimensions:**
240' x 242'
- **Parking:**
25 surface spaces; additional parking available if needed
- **Zoning:**
L-1 Light Industrial
- **Year Built:**
1996

KEY PROPERTY NOTES

- Fully temperature controlled space including an office and restrooms (M/W)
- 5,000 pallet spaces
- 38' sidewalls
- 40' gable height
- 3 Phase Service: 800AMP
- 8 - Full Size Dock High Doors
- 1 - Smaller Dock High Door
- 100% fire suppression coverage
- Newly painted exterior in 2022
- In rack sprinklers

KRISTEN ZUEGER

Broker Associate

605.376.1903 | 150 E. 4th Place, Ste. 600, Sioux Falls, SD 57104

Size	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA
58,080 SF +/-	\$4.25/SF NNN	\$1.22/SF	\$5.47/SF	\$317,697.60	\$26,474.80	Negotiable

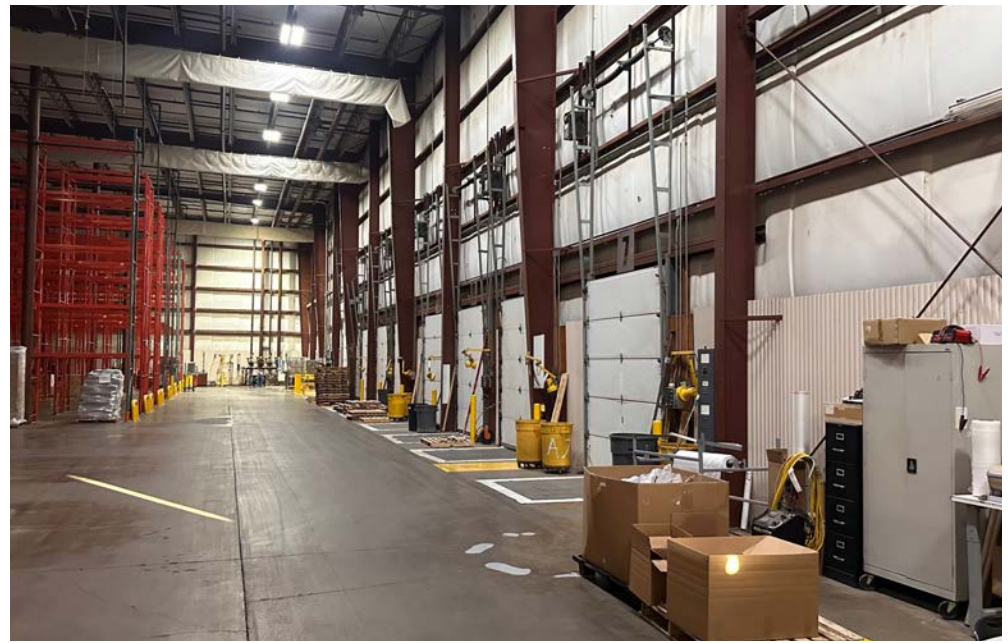
2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$0.38*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.67*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$0.17*
Total	-	\$1.22
CAM includes Building Security		

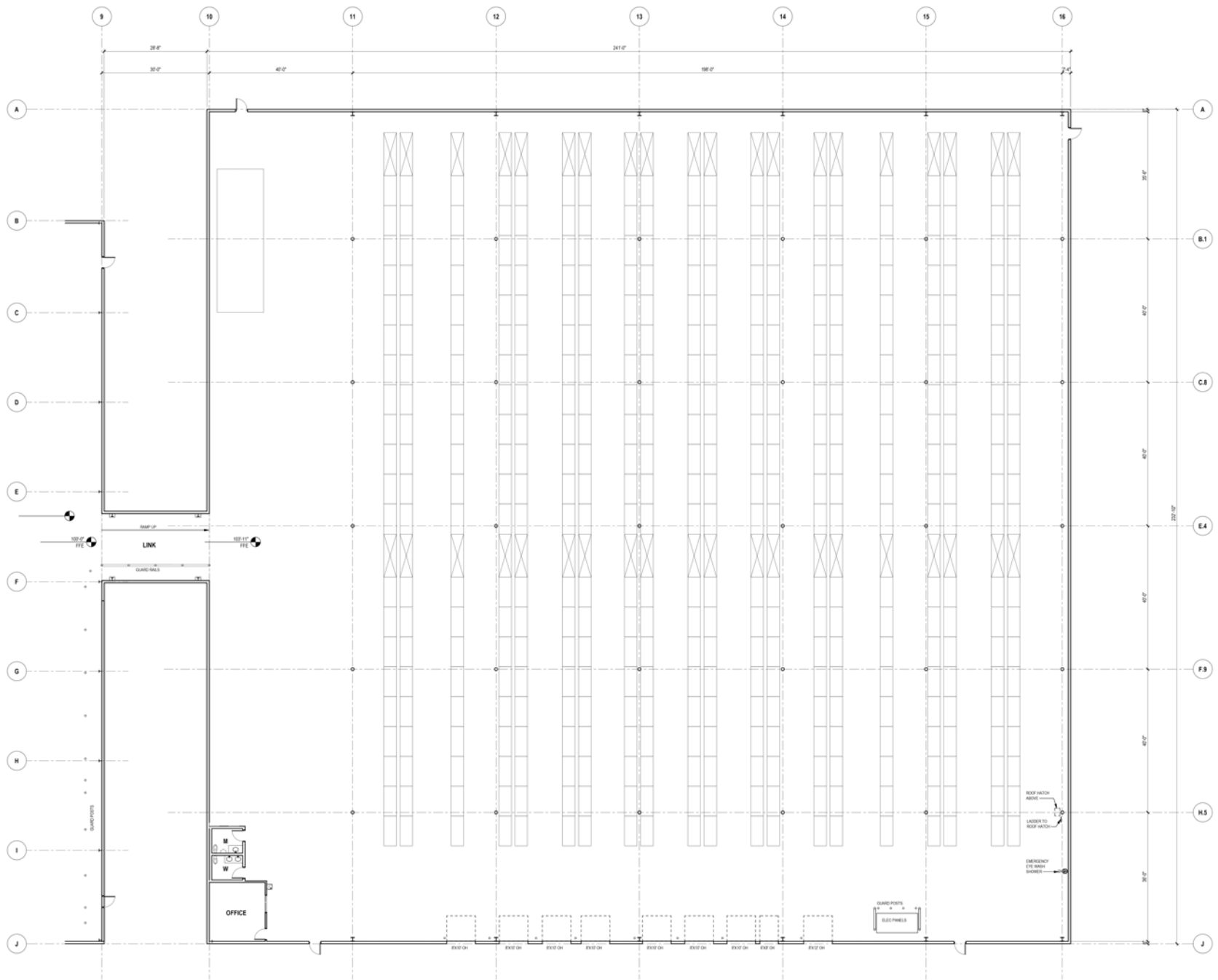
UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered	Notes
Gas	Tenant directly to Provider	Heartland Natural Gas	No	Yes	
Electricity	Tenant directly to Provider	City of Beresford	No	Yes	
Water & Sewer	Tenant directly to Provider	City of Beresford	No	Yes	
Trash	Tenant directly to Provider	City of Beresford	No	Yes	
Phone/Cable/Internet	Tenant directly to Provider	Beresford Municipal Telephone	No	N/A	

*These numbers are based on estimates and are not guaranteed.





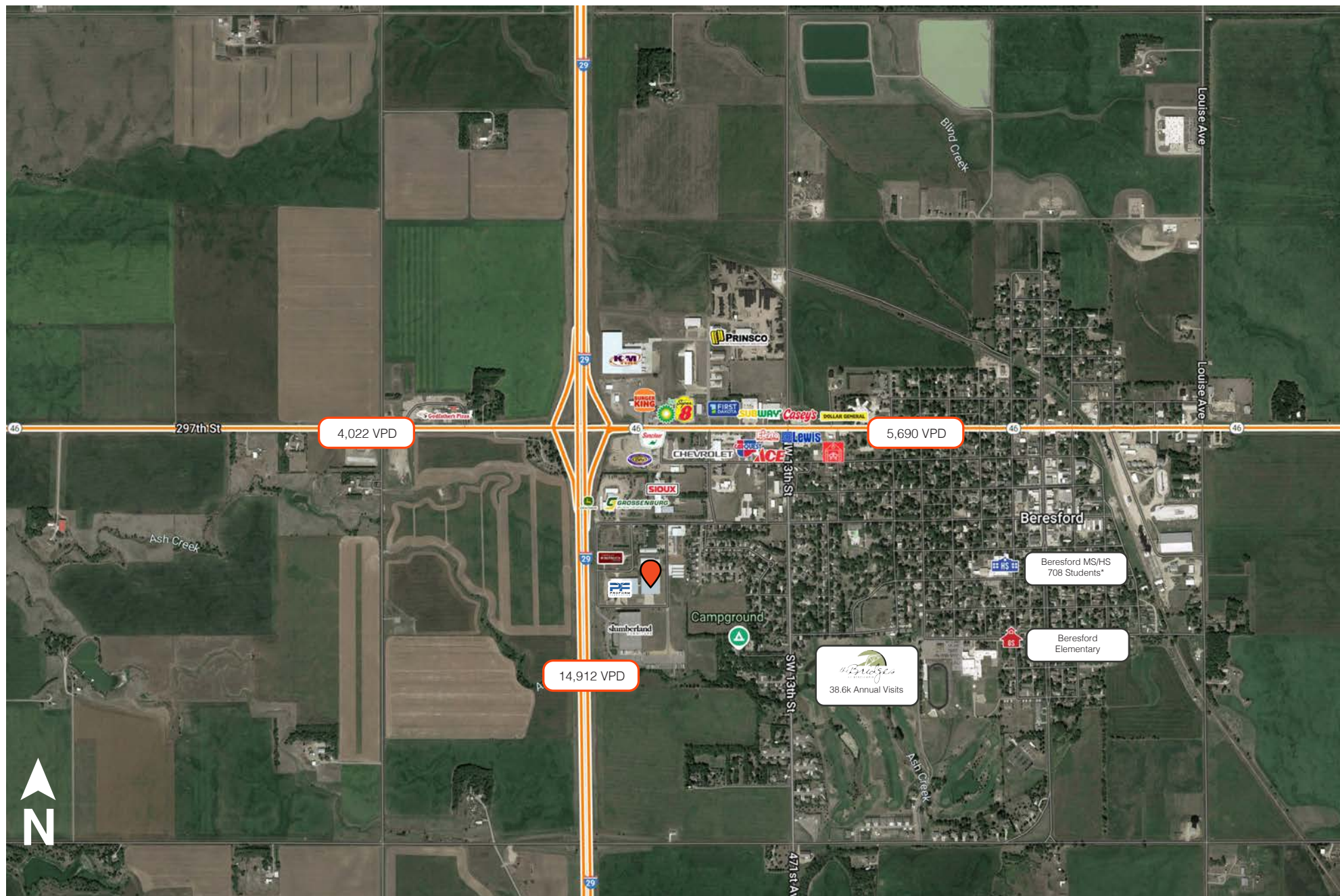


FLOOR PLAN

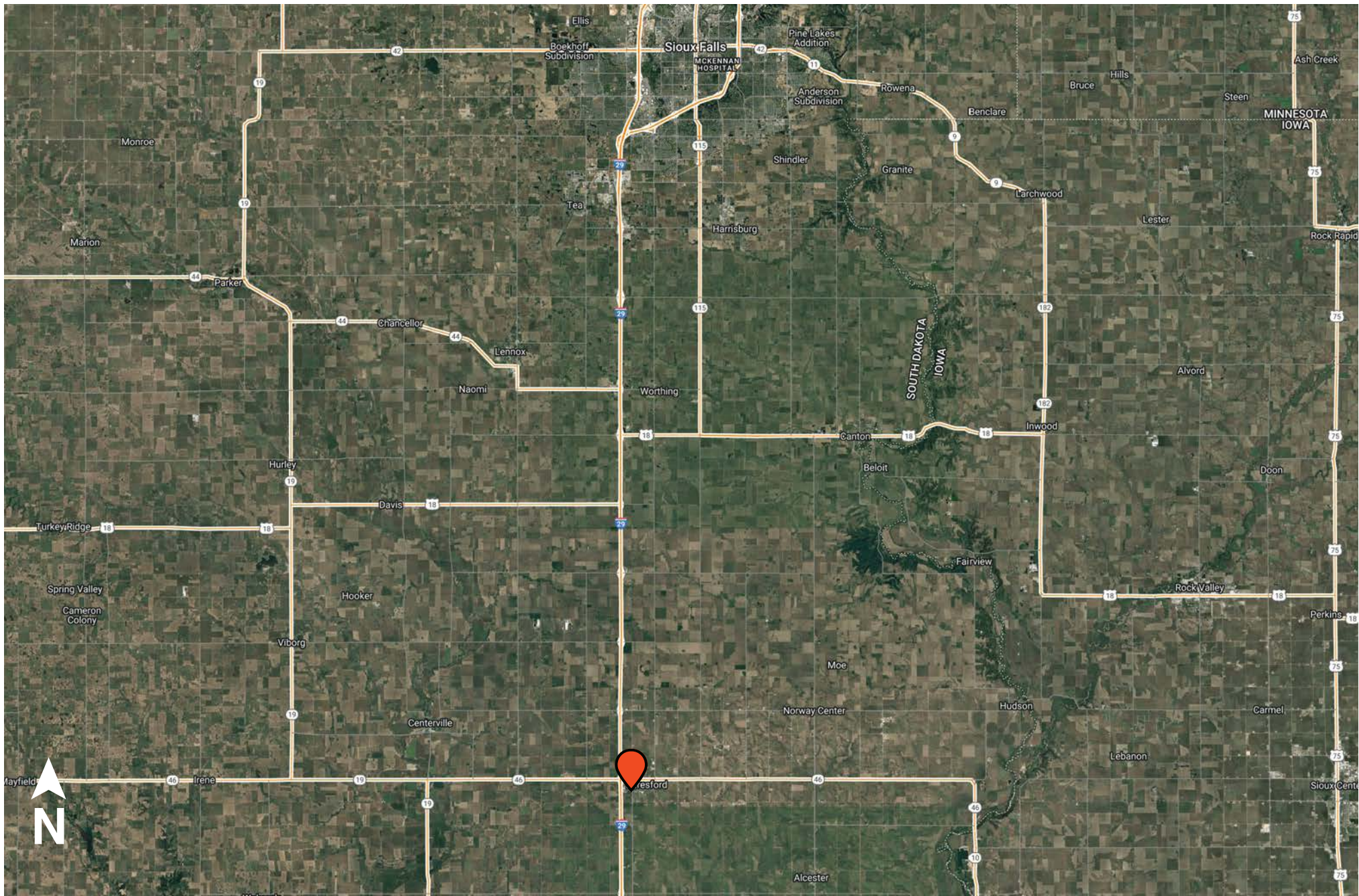


TURNKEY DISTRIBUTION CENTER AVAILABLE FOR LEASE | BERESFORD, SD





*combined student count between elementary, middle, & high school



	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	1,505	2,342	2,661
2020 Total Population	1,597	2,469	2,794
2020 Group Quarters	13	30	36
2024 Total Population	1,641	2,578	2,929
2024 Group Quarters	13	31	37
2029 Total Population	1,706	2,687	3,055
2023-2028 Annual Rate	0.78%	0.83%	0.85%
2024 Total Daytime Population	2,223	2,918	3,142
Workers	1,419	1,642	1,684
Residents	804	1,276	1,458
Household Summary			
2010 Households	608	973	1,111
2010 Average Household Size	2.45	2.37	2.35
2020 Total Households	636	1,011	1,149
2020 Average Household Size	2.49	2.41	2.40
2024 Households	682	1,083	1,219
2024 Average Household Size	2.39	2.35	2.37
2029 Households	716	1,136	1,277
2029 Average Household Size	2.36	2.34	2.36
2023-2028 Annual Rate	0.98%	0.96%	0.93%
2010 Families	424	680	780
2010 Average Family Size	2.96	2.86	2.84
2024 Families	436	698	793
2024 Average Family Size	2.93	2.89	2.91
2029 Families	453	725	824
2029 Average Family Size	2.92	2.89	2.91
2023-2028 Annual Rate	0.77%	0.76%	0.77%
2024 Housing Units	705	1,150	1,297
Owner Occupied Housing Units	75.5%	73.4%	73.6%
Renter Occupied Housing Units	21.3%	20.8%	20.4%
Vacant Housing Units	3.3%	5.8%	6.0%
Median Household Income			
2024	\$77,246	\$76,111	\$76,504
2029	\$92,870	\$92,347	\$92,954
Median Age			
2010	40.7	41.2	41.5
2020	40.8	41.1	41.3
2024	40.8	41.2	41.3
2029	41.3	41.7	41.9
2024 Population by Sex			
Males	835	1,315	1,497
Females	806	1,263	1,432
2029 Population by Sex			
Males	865	1,367	1,557
Females	841	1,321	1,498
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	124	181	190
Total Employees:	973	1,411	1,469

POPULATION PROJECTION	
Year	Beresford
2024	2,278
2029	2,657



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CONTACT INFO



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