

INDUSTRIAL BUILDING FOR SALE/LEASE

Former Metz Baking Building
310 1st Avenue NW
[Watertown, SD](#)
[Codington County](#)

31,854 sq.ft. Available

BUILDING FEATURES

Building Classifications: Industrial:
Warehouse/Distribution
Number of Stories: 1
Total Square Feet: 31,854
Max. Ceiling Clearance: 12'

Original Use: Bakery
Available Square Feet: 31,854
Sidewall Height: 12'

SITE FEATURES

Site Classifications: Freestanding
Acres Available for Growth: 0

Site Acres: 2.5

BUILDING STATUS

Status: Existing
Available for Purchase: Yes
Available for Lease: Yes

Date Available: 7/10/2008
Taxes Last Year: 8995.04

BUILDING COMPONENTS

Exterior Walls: Brick
Wiring System: 3-phase

Loading Docks: 6 Tailgate 0 Drive-In

TRANSPORTATION

Name of Highway: US 212 & 81, I29, SD 20
Distance to 4-Lane: 1
Distance to Nearest Commercial Airport: 3
Main or Branch Line: Branch

Two or Four Lane: Both
Name of Airport: Watertown Municipal Airport (ATY)
Rail Carrier: Burlington Northern Santa Fe
Spur: No

UTILITIES

Water Provider: City of Watertown	On-Site Storage: No
Sewer Provider: City of Watertown	Use of Lift Required: No
Electricity Provider: Watertown Municipal Utilities	Total Interruptions/Year: 0
Number of Instantaneous Delays: 0	Dual Feed from 1 Substation: Yes
Dual Feed from 2 Substations: Yes	
Natural Gas Provider: Watertown Municipal Utilities	

TELECOMMUNICATIONS

Local Exchange Carrier: Qwest Corporation

PROTECTIVE SERVICES

Fire Station: Full-Time	Distance to Nearest Fire Station: 1
Fire Insurance Class Rating: 5	24 Hour Police Patrol: Yes
Distance to Nearest Police Station: 1.00	

CONTACTS

Building Contact

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Local Development Corporation

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