

INDUSTRIAL BUILDING FOR SALE

Former RAI Building
 W Hwy 212
[Watertown, SD](#)
[Codington County](#)

30,000 sq.ft. Available

\$1,150,000.00 Sale Price



COMMENTS

Building is 100x300. Steel construction with corrmetal roof. Fully insulated with space heaters. Finished office with bathroom. One 14' drive in door on South side of building. 16' side walls. Building is in excellent condition. Zoned light industrial.

BUILDING FEATURES

Building Classifications: Industrial:
 Warehouse/Distribution
 Number of Stories: 1
 Total Square Feet: 30,000
 Max. Ceiling Clearance: 16'
 Building Dimensions: 200x900

Original Use: Warehouse Distribution
 Available Square Feet: 30,000
 Sidewall Height: 16'
 Building Zoning: Industrial

SITE FEATURES

Site Classifications: Freestanding
 Acres Available for Growth: 0

Site Acres: 1

BUILDING STATUS

Status: Existing
 Available for Purchase: Yes
 Taxes Last Year: 8674.02

Date Available: 6/17/2008
 Price: \$1,150,000.00

BUILDING COMPONENTS

Roof Cover: Metal
 Loading Docks: 3 Tailgate 0 Drive-In

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

Two or Four Lane: Both
Internal Site Access: Yes
Distance to Nearest Commercial Airport: 1
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

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: 3

Fire Insurance Class Rating: 5

24 Hour Police Patrol: Yes

Distance to Nearest Police Station: 3.00

CONTACTS

Building Contact

Watertown Development Company

Craig Atkins

1425 Mickelson Drive

Watertown, SD 57201

(605) 884-0340

Fax: (605) 882-0199

<http://www.focuswatertown.com/>

catkins@focuswatertown.com

Haugen Nelson Realty

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