

FOR LEASE

Morton Court Shop

CLEAN, READY-TO-USE, JUST OFF TEA EXIT 73

27080 Morton Court, Suite A2 | Sioux Falls, SD 57108



SIZE

1,250 rsf



PRICE

\$8.00 psf (NNN)

Estimated NNN: \$2.75 psf



ZONING

I-1 Light Industrial



LAYOUT

Versatile "sweet spot" for light-duty commercial operations or high-end personal hobbies. It offers enough room for work benches, equipment and is a climate-controlled storage shop.



AVAILABLE

Jan. 1, 2027



LOCATION

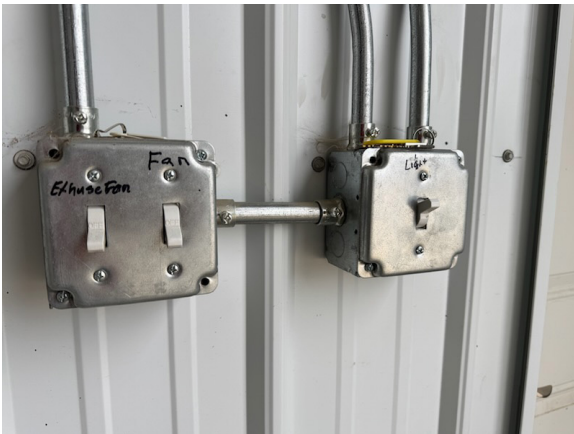
Strategically located just off Tea Exit 73. This property is positioned with one of the fastest growing commercial corridors in the Sioux Falls area, offering convenient access to I-29, the future 85th Street exchange and the future Veterans Parkway.

Information deemed reliable, but not guaranteed.

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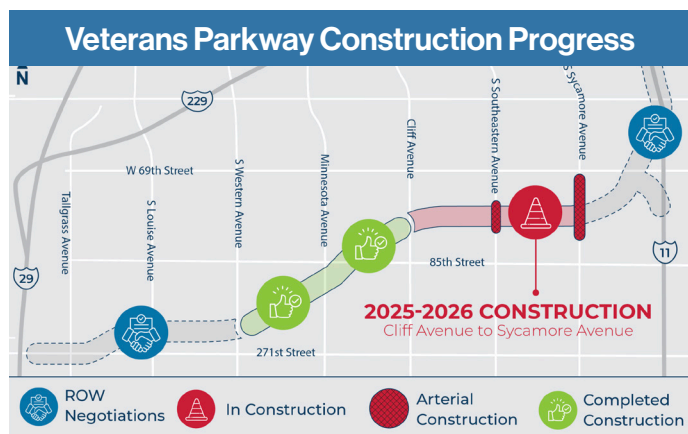
Property Features **Morton Court Property**

- Smooth concrete floor with a drain
- 16' sidewall height
- One (1) 18'x14' overhead door
- Spigot for hot & cold water
- Two (2) windows for natural light
- One (1) wall mounted mini split
- One (1) dedicated parking space at the front entrance to the shop
- Access to a compressed air system
- Exhaust fan and ceiling fan



Site Map

Morton Court Property



Van Buskirk Commercial Brokerage | 2571 Westlake Drive #100 | Sioux Falls, SD 57106 | 605.361.8211 | VanBuskirkCo.com

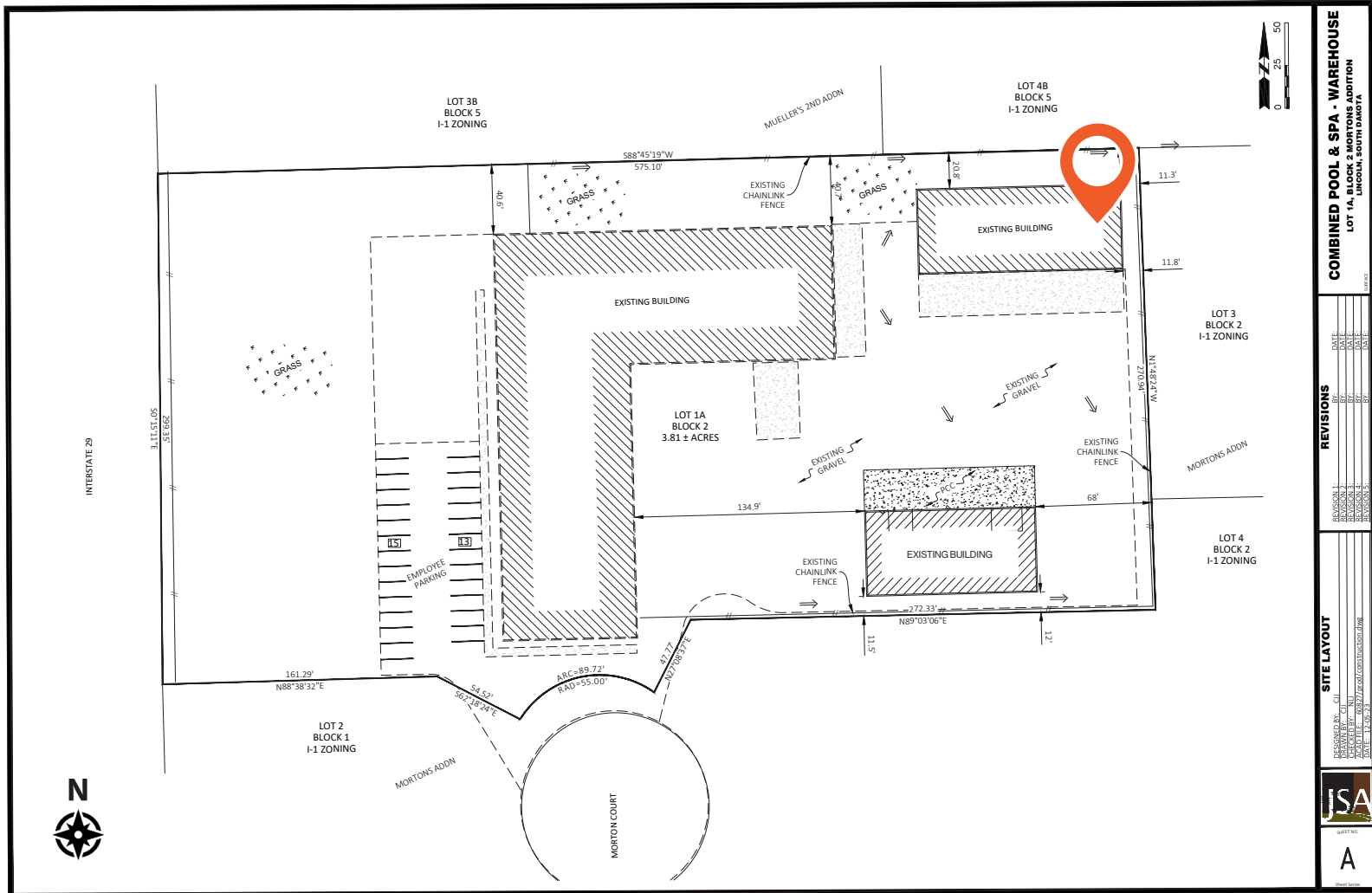
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Site Map
Morton Court Property



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Site Plan Morton Court Property



COMBINED POOL & SPA - WAREHOUSE
LOT 1A, BLOCK 2 MORTONS ADDITION
LINCOLN, SOUTH DAKOTA

REVISIONS	
REVISION	DATE
1	11/17/2020
2	11/17/2020
3	11/17/2020
4	11/17/2020
5	11/17/2020

SITE LAYOUT	
DESIGNED BY	CJ
DRAWN BY	MD
CHECKED BY	MD
DATE	11/17/2020

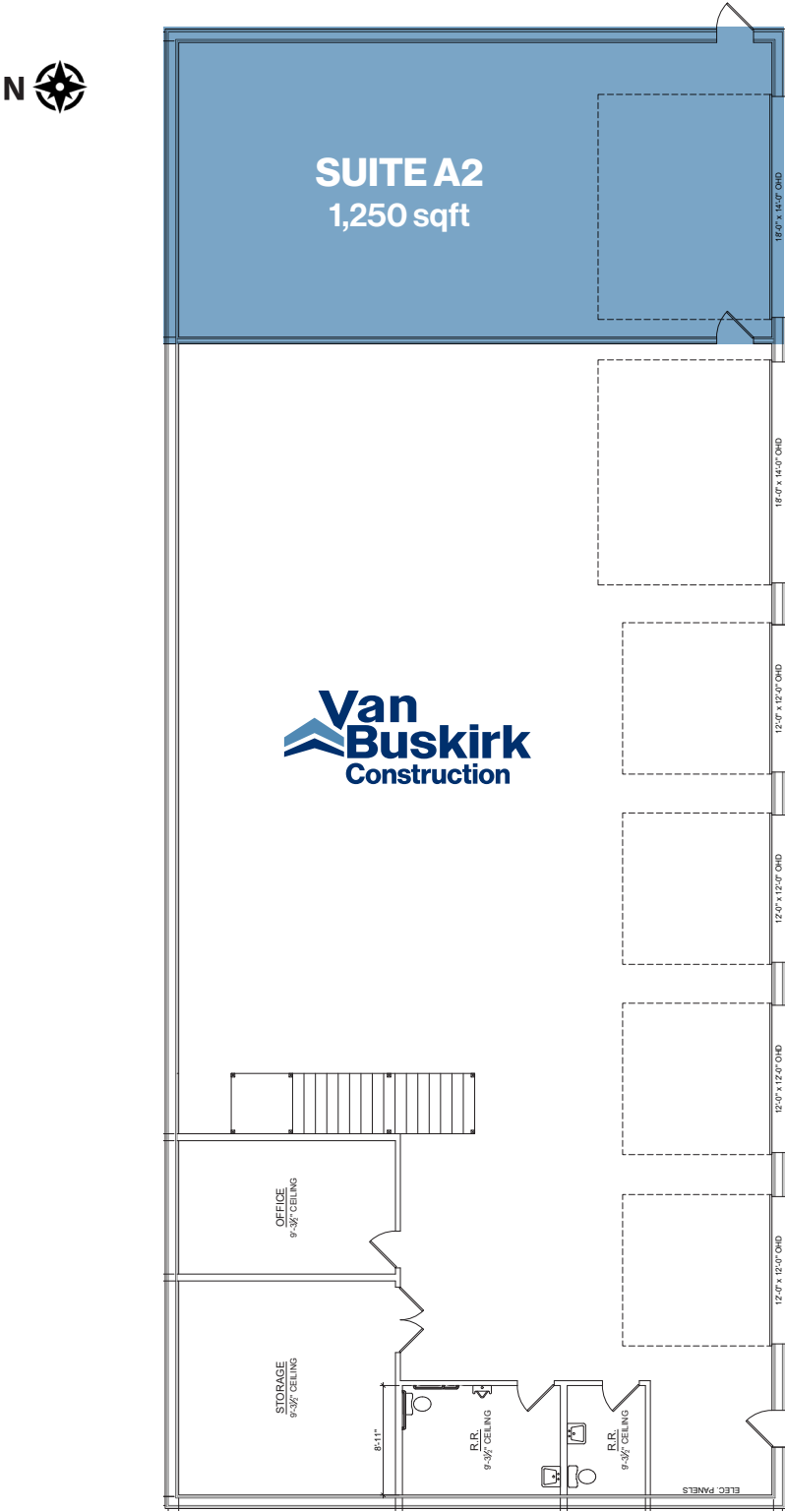


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Building Floor Plan
Morton Court Property



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Photos
Morton Court Property



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