

## Commercial Properties Hot Sheet

May 1, 2012

Neil Schmid, CCIM  
315 N Main Ave., #305  
Sioux Falls, SD 57104  
(605) 271-5400  
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Type	Name	Address	Suite	Size	Sale/Lease	Price	Terms
Office	River Bend Medical Plaza	Windom, Minnesota		13,500 SF	<b>FOR SALE</b>	\$2,100,000	Cash 8% Cap Rate
Office	Terin Building	1809 N Terin Cir	3,713 SF Office/7,745 SF Shop	11,455 SF	<b>FOR SALE</b>	\$825,000	Cash
Office	Lewis Warehouse/Office Space	700 E 54th St N		11,200 SF	LEASE	\$8.25/SF	Gross Plus Utilities
Office	Valhalla II Office Building	4610 S Technopolis	Total	10,683 SF	<b>FOR SALE</b>	\$1,250,000	Cash
Office	L & A Bakery	910 N. Main Ave.		8,812 SF	LEASE	\$10.00/SF	NNN
Office	Terin Building	1809 N Terin Cir	Shop - Lower Level Office	8,582 SF	LEASE	\$4.25/SF	NNN
Office	Maguire-Jones Office Building	1600 N. Minnesota Ave.		4,636 SF	LEASE	\$8.50/SF	NNN
Office	Falls Center	431 N Phillips Ave	Suite 320, 3rd floor	4,162 SF	LEASE	\$9.00/SF	NNN
Office	Maguire-Jones Retail Building	1501 N. Minnesota Ave.		3,350 SF	LEASE	\$2,000/mo.	Gross Plus Utilities
Office	Zelmer Buildings	27172 469th Ave, Tea	Office/shop	3,296 SF	<b>FOR SALE</b>	\$315,000	Cash
Office	Zelmer Buildings	27172 469th Ave, Tea	Office/shop	3,296 SF	LEASE	\$2,200-\$2,700 mo	NNN
Office	West Valley Office	1500 W. 51st St.	Suite 102	2,922 sf	LEASE	\$8.00/SF	NNN
Office	Terin Building	1809 N Terin Cir	Office - Main Floor	2,873 SF	LEASE	\$8.50/SF	NNN
Office	Randolph Building	320 N Main Ave	Suite C, 2nd floor	2,448 SF	LEASE	\$8.75/SF	NNN
Office	Parker Block	315 N. Main Ave.	6 offices, some contiguous	1,582 SF	LEASE	from \$225/mo.	Gross Incl. Utilities
Office	Randolph Building	320 N Main Ave	Suite A, Main floor	2,200 SF	LEASE	\$8.75/SF	NNN
Office	Telford III Office Building	1610 S Minnesota Ave	Suite 1	2,205 SF	LEASE	\$9.00/SF	NNN
Office	Falls Center	431 N Phillips Ave	Suite 320B, 3rd floor	2,084 SF	LEASE	\$9.00/SF	NNN
Office	Falls Center	431 N Phillips Ave	Suite 320A, 3rd floor	1,912 SF	LEASE	\$9.00/SF	NNN
Office	Village Square Mall	3301 E. 26th St	Suite 99, former Health Basket	1,850 SF	LEASE	\$8.00/SF	NNN
Office	West Valley Office	1500 W. 51st St.	Suite 103	1,833 sf	LEASE	\$8.00/SF	NNN <b>5% Broker Incentive</b>
Office	Rock Island Building	300 N Phillips Ave	Suite 130	1,800 SF	LEASE	\$12.00/SF	NNN
Office	DeGroot Building	3200 S Madelyn Ave.	Suite 3200	719 SF	LEASE	\$8.25/SF	NNN <b>NEW Listing</b>
Office	Valhalla II Office Building	4610 S Technopolis	Suite 102	1,218 SF	LEASE	\$7.95/SF	NNN
Office	Allison Plaza	3011 E 10th St.		1,137 SF	LEASE	\$10.00/SF	Gross Plus Utilities <b>UPDATED</b>
Office	Village Square Mall	3301 E. 26th St	Suite 95, South Annex	1,100 SF	LEASE	\$800/mo.	Gross Plus Utilities <b>NEW Listing</b>
Office	Rock Island Building	300 N Phillips Ave	Suite 200	1,041 SF	LEASE	\$11.00/SF	NNN <b>NEW Listing</b>
Office	Telford Office Building	2116 S. Minnesota Ave.	2nd Floor - Suite 6	669 SF	LEASE	\$495/mo.	Gross Incl. Utilities
Office	Parker Block	315 N. Main Ave.	Suite 207	502 SF	LEASE	\$395/mo.	Gross Incl. Utilities <b>LEASED</b>
Office	Telford Office Building	2116 S. Minnesota Ave.	Main Floor - Suite 2B	376 SF	LEASE	\$295/mo.	Gross Incl. Utilities
Office	Telford Office Building	2116 S. Minnesota Ave.	2nd Floor - Suite 7A	334 SF	LEASE	\$250/mo.	Gross Incl. Utilities
Office	Parker Block	315 N. Main Ave.	Suite 211 - Windows on Main	279 SF	LEASE	\$325/mo.	Gross Incl. Utilities
Office	Telford Office Building	2116 S. Minnesota Ave.	Main Floor - Suite 2A	275 SF	LEASE	\$275/mo.	Gross Incl. Utilities
Office	Parker Block	315 N. Main Ave.	Suite 209	266 SF	LEASE	\$250/mo.	Gross Incl. Utilities
Office	Parker Block	315 N. Main Ave.	Suite 306	266 SF	LEASE	\$250/mo.	Gross Incl. Utilities
Office	Parker Block	315 N. Main Ave.	Suite 308	261 SF	LEASE	\$225/mo.	Gross Incl. Utilities
Office	Parker Block	315 N. Main Ave.	Suite 309	261 SF	LEASE	\$225/mo.	Gross Incl. Utilities
Office	Parker Block	315 N. Main Ave.	Suite 310	249 SF	LEASE	\$225/mo.	Gross Incl. Utilities
Office	DeGroot Building	3200 S Madelyn Ave.	Suite 3A	190 SF	LEASE	\$250/mo.	Gross Incl. Utilities

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Type	Name	Address	Suite	Size	Sale/Lease	Price	Terms
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Retail	River Bend Medical Plaza	Windom, Minnesota		13,500 SF	FOR SALE	\$2,100,000	NNN 7-1/2% CAP Rate
Retail	Terin Building	1809 N Terin Cir	Retail/Flex - I-29 Exposure	11,455 SF	LEASE	\$5.00/SF	NNN
Retail	Terin Building	1809 N Terin Cir	Retail/Flex - I-29 Exposure	11,455 SF	FOR SALE	\$825,000	Cash
Retail	L & A Bakery	910 N. Main Ave.		8,812 SF	LEASE	\$10.00/SF	NNN
Retail	Maguire-Jones Office Building	1600 N. Minnesota Ave.		4,636 SF	LEASE	\$8.50/SF	NNN
Retail	Burger King	1617 N Main St, Mitchell, SD	20 year, Absolute NNN Lease	3,819 SF	FOR SALE	\$1,510,000	7.75% Cap Rate
Retail	Maguire-Jones Retail Building	1501 N. Minnesota Ave.		3,350 SF	LEASE	\$2,000/mo.	Gross Plus Utilities
Retail	Zelmer Buildings	27172 469th Ave, Tea	Retail/Office/shop	3,296 SF	FOR SALE	\$315,000	Cash
Retail	Zelmer Buildings	27172 469th Ave, Tea	Retail/Office/shop	3,296 SF	LEASE	\$2,200-\$2,700 mo	NNN
Retail	Village Square Mall	3301 E. 26th St	Suite 99, former Health Basket	1,850 SF	LEASE	\$8.00/SF	NNN
Retail	Rock Island Building	300 N Phillips Ave	Suite 130	1,800 SF	LEASE	\$12.00/SF	NNN
Retail	Rock Island Building	301 N Phillips Ave	Suite 200	965 SF	LEASE	\$12.00/SF	NNN <b>NEW Listing</b>

Land	RSC Land	27001 Henry Avenue		265,700 SF	6.1 ACRES	FOR SALE	\$78,400/Acre	Cash or Build to Suit
Land	Hansen Land	800 E 52nd St n	Industrial Land	107,593 SF	2.47 ACRES	FOR SALE	\$2.25/SF	Cash <b>NEW LISTING</b>
Land	Development Land	51st & Grange Ave.	Lot 7A	84,856 SF	1.95 ACRES	FOR SALE	\$7.00/SF	Cash
Land	Theodore Land	3201 S Theodore Ave		80,000 SF	1.84 ACRES	FOR SALE	\$6.00/SF	Cash
Land	Terin Lot 9	3611 W Teem Dr	Lot 9	47,053 SF	1.08 ACRES	FOR SALE	\$2.00/SF	Cash
Land	RSC Land	27001 Henry Avenue	Lot E	106,860 SF	2.46 ACRES	FOR SALE	\$1.90/SF	Cash or Build to Suit
Land	RSC Land	27001 Henry Avenue	Lot A	36,456 SF	.80 ACRES	FOR SALE	\$1.90/SF	Cash or Build to Suit
Land	Cedar Bluffs Lot	204 Jon Court, Oacoma, SD	Lot 29 - Residential Lot	84,500 SF	1.94 ACRES	FOR SALE	\$29,900	Cash <b>NEW LISTING</b>
Land	Cedar Bluffs Lot	105 Ashton Ln, Oacoma, SD	Lot 31 - Residential Lot	135,900 SF	3.12 ACRES	FOR SALE	\$59,900	Cash <b>NEW LISTING</b>
Land	RSC Land	27001 Henry Avenue	Lot B	36,456 SF	.84 ACRES	FOR SALE	\$1.90/SF	Cash or Build to Suit
Land	RSC Land	27001 Henry Avenue	Lot C	34,596 SF	.80 ACRES	FOR SALE	\$1.90/SF	Cash or Build to Suit
Land	RSC Land	27001 Henry Avenue	Lot D	34,596 SF	.80 ACRES	FOR SALE	\$1.90/SF	Cash or Build to Suit

Industrial	JEM Building	27080 Morton Ct, Tea		28,960 SF	FOR SALE	\$995,000	Cash <b>Back on Market</b>
Industrial	Hagen Truck Building	201 N Harlem Ave.	Multi Tenant Building	24,000 SF	FOR SALE	\$750,000	8.8% Cap Rate <b>Price Reduced</b>
Industrial	RSC Precast Building	27001 Henry Ave, Tea		14,400 SF	FOR SALE	\$250,000	Precast panels/roof trusses
Industrial	RSC Precast Building	27001 Henry Ave, Tea		Up to 21,600 SF	LEASE	\$4.95/SF	NNN
Industrial	Air Cargo Building	43 John Orr Drive	18' sidewalls	20,000 SF	LEASE	\$4.50/SF	NNN
Industrial	Terin Building	1809 N Terin Cir	Class A Office	2,873 SF	LEASE	\$8.50/SF	Cash
Industrial	Terin Building	1809 N Terin Cir	Shop/Storage/Shop Office	8,582 SF	LEASE	\$4.25/SF	NNN
Industrial	Terin Building	1809 N Terin Cir	Entire Building	11,455 SF	LEASE	\$5.00/SF	NNN



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Type	Name	Address	Suite	Size	Sale/Lease	Price	Terms
Industrial	Terin Building	1809 N Terin Cir	Entire Building	11,455 SF	<b>FOR SALE</b>	\$825,000	Cash
Industrial	Hagen Truck Building	201 N Harlem Ave.	Truck - RV Service shop	6,156 SF	LEASE	\$4.50/SF	Gross Plus Utilities
Industrial	L & A Bakery	914 N. Main Ave.		3,600 SF	LEASE	\$4.50/SF	Gross Plus Utilities
Industrial	Zelmer Buildings	27172 469th Ave, Tea	Office/shop	3,296 SF	<b>FOR SALE</b>	\$315,000	Cash
Industrial	Zelmer Buildings	27172 469th Ave, Tea	Office/shop	3,296 SF	LEASE	\$2,200-\$2,700 mo	NNN
Industrial	L & A Bakery Annex	914 N. Main Ave.		3,600 SF	LEASE	\$4.50/SF	Gross

Investment	JEM Building	27080 Morton Ct, Tea		28,960 SF	<b>FOR SALE</b>	\$995,000	Cash
Investment	Hagen Truck Building	201 N Harlem Ave.	Multi Tenant Building	24,000 SF	<b>FOR SALE</b>	\$750,000	8.8% Cap Rate <b>Price Reduced</b>
Investment	Terin Building	1809 N Terin Cir	3,713 SF Office/7,745 SF Shop	11,455 SF	<b>FOR SALE</b>	\$825,000	Cash
Investment	RSC Precast Building	27001 Henry Ave, Tea	New Construction	21,600 SF	<b>FOR SALE</b>	\$195,000	Cash <b>Price Reduced</b>
Investment	River Bend Medical Plaza	Windom, Minnesota	Fully Leased-3 high quality tenants	13,500 SF	<b>FOR SALE</b>	\$2,100,000	8% Cap Rate
Investment	Burger King	1617 N Main St, Mitchell, SD	20 year, Absolute NNN Lease	3,819 SF	<b>FOR SALE</b>	\$1,510,000	7.75% Cap Rate

Business
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