



Major Price Reduction



**617 Production Street N
Aberdeen, SD 57401**



Size

4.38

Acres +/-



Price

Total:
\$1.85 Million

Contact Listing Broker for Details



Zoning

I-2

Unrestricted Industrial



Site Summary

- This commercial property, newly constructed in 2024, offers approximately 3,300 square feet of modern office space featuring five private offices, a welcoming reception and lobby area, a dedicated bid room, a fully equipped conference room, a comfortable breakroom, and generous storage space.
- Complementing the office area is a 7,900-square-foot shop, thoughtfully designed for operational efficiency. It includes a separate office and restroom, multiple equipment maintenance bays, a fully functional wash bay and fenced in storage yard—ideal for supporting a wide range of commercial or industrial activities.
- All of this is situated on 4.38 acres in a prime location at the edge of town, offering both convenience and room for future growth.

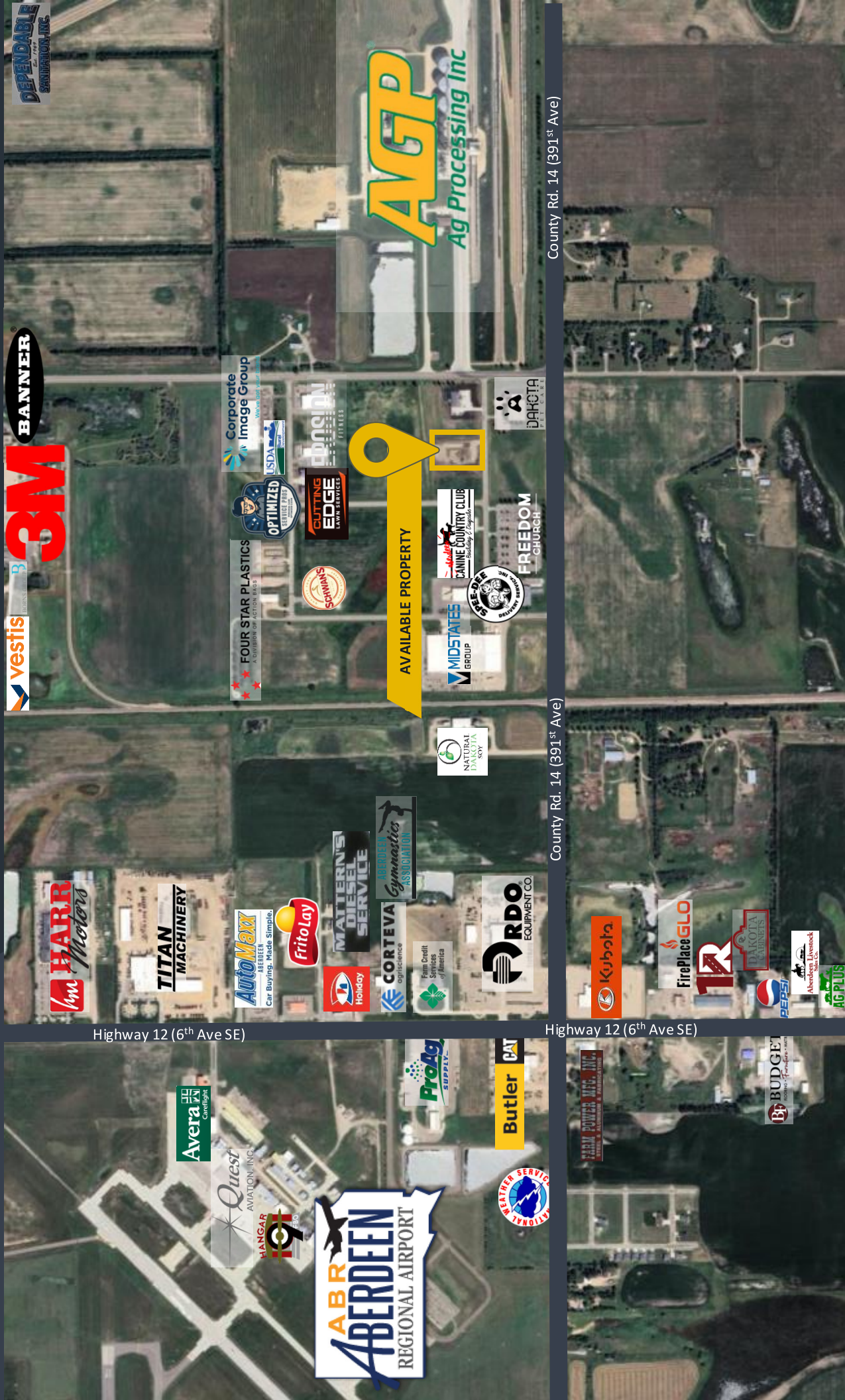


Samuel Assam | President & CEO

Phone: (605) 334 – 8040

Email: sam@assamcompanies.com

Address: 530 S. Phillips Ave, Sioux Falls, SD 57104



vestis
3M
BANNER

Im HARR Motors

Highway 12 (6th Ave SE)

TITAN MACHINERY

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Frito Lay

Holiday

MATTERNS DIESEL SERVICE

CORTEVA
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RDQ EQUIPMENT CO.

Highway 12 (6th Ave SE)

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FirePlace GLO

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DAKOTA

PEPSI

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Avera
Credit

Quest AVIATION INC.

HANGAR IQ

ABR ABERDEEN REGIONAL AIRPORT

ProAg SUPPLY

Butler CAT

NATIONAL LEATHER SERVICE

FARM POWER MFG. INC.

BUDGET

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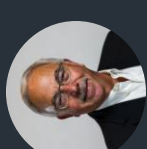
ABERDEEN CANINE COUNTRY CLUB
Building 10, Progress

FREEDOM CHURCH

DAKOTA

AGP
Ag Processing Inc

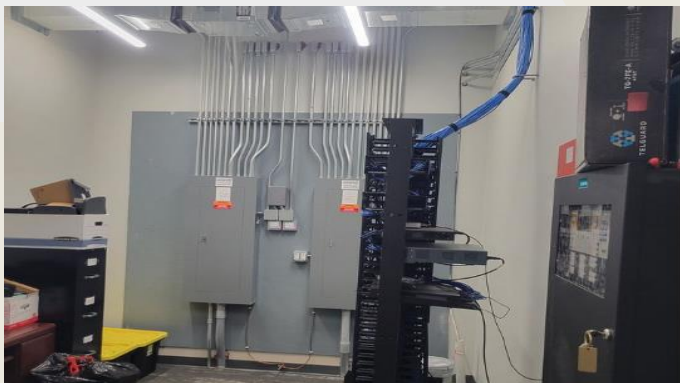
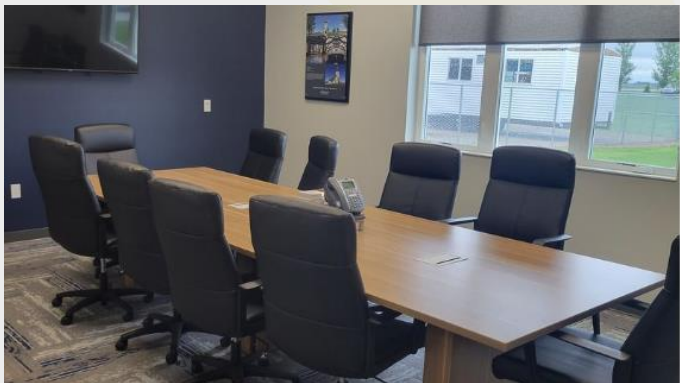
County Rd. 14 (391st Ave)



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Photo Gallery



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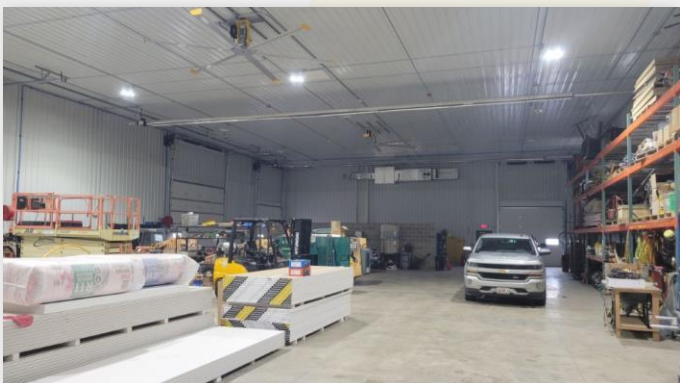
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 **Photo Gallery**



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