



# WAREHOUSE SPACE WITH SHOWROOM

2136 MARLIN DRIVE, SUITE 4  
RAPID CITY, SD 57701

Suite 4

FOR LEASE \$12.00/SF/YR GROSS



## LEASE INFORMATION

SUITE	Suite 4
SIZE	1,800 SF
GROSS RATE	\$12.00/SF/YR
MONTHLY RENT	<b>\$1,800</b>

## PROPERTY HIGHLIGHTS

- ▶ New construction, nicely landscaped at front entrances!
- ▶ Warehouse with floor drains and 14x14 OH door. Includes a finished front office/showroom and a restroom with shower.
- ▶ Zoned Light Industrial
- ▶ 10 minutes to I-90, 1 mile to Cambell Street/Hwy 79
- ▶ Professional property management
- ▶ Tenant responsible for utilities

**BUILDING IS NEW CONSTRUCTION!**

KW Commercial  
*Your Property—Our Priority<sup>SM</sup>*  
2401 West Main Street, Rapid City, SD 57702  
605.335.8100 | [www.RapidCityCommercial.com](http://www.RapidCityCommercial.com)  
Keller Williams Realty Black Hills

EXCLUSIVELY LISTED BY:

**Gina Plooster**

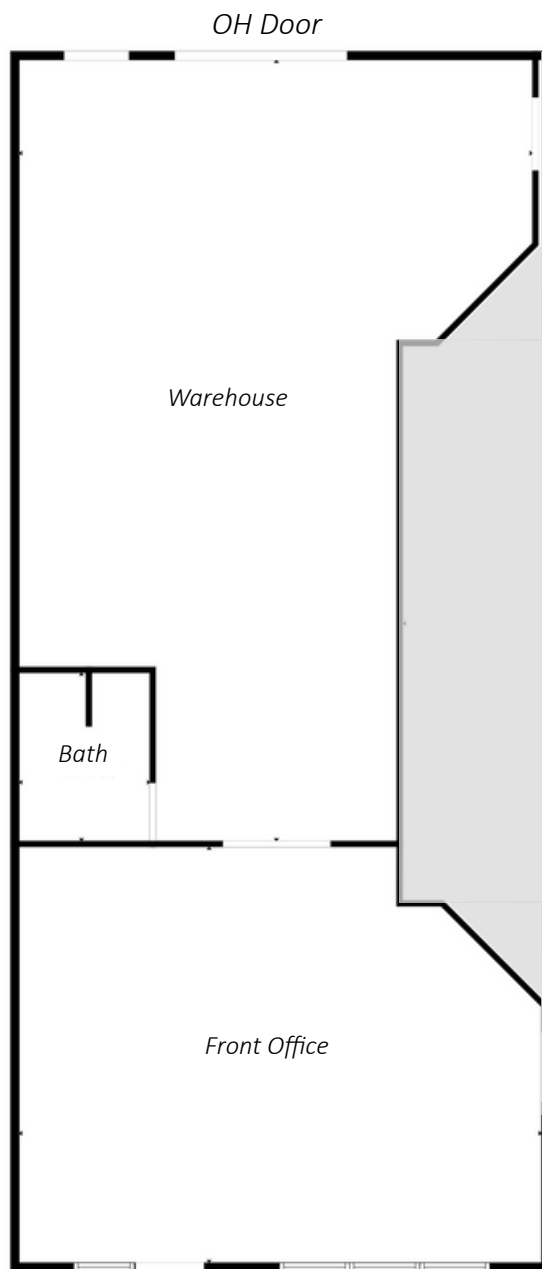
Leasing Agent  
605.519.0749  
[gina@rapidcitycommercial.com](mailto:gina@rapidcitycommercial.com)

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**FLOORPLAN**



*Suite 4 Entrance*

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## PHOTOS



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

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### RAPID CITY COMMERCIAL

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### PRESENTED BY:

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