



RUSHMORE REGIONAL BUSINESS PARK

1450 CONCOURSE DRIVE
RAPID CITY, SD 57703

FOR LEASE \$10/SF/YR NNN

FOR SALE \$4,200,000



BUILDING FOR SALE OR LEASE—40,314 SF

KW Commercial

Your Property—Our PrioritySM

2401 West Main Street, Rapid City, SD 57702

605.335.8100 | www.RapidCityCommercial.com

Keller Williams Realty Black Hills

EXCLUSIVELY LISTED BY:

Chris Long, SIOR, CCIM

Commercial Broker

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PROPERTY DETAILS

PROPERTY INFORMATION

Parcel ID:	38-04-402-013
Sale Price:	\$4,200,000
Total SF:	40,314 SF
Acres:	4.23 Acres
Zoning:	Light Industrial
Parking:	387 Spaces
Ceiling Height:	20'
Year Built:	1998
Tax ID:	45682
Taxes (2021):	\$81,257
Special Assessments:	\$1381.94
Legal Description:	Rushmore Regional Industrial Park, Block 2, Lot 11
Water:	Rapid City
Sewer:	Rapid City
Electric:	West River Electric
Gas:	Montana-Dakota Utilities
Fiber:	Midcontinent

INVESTMENT HIGHLIGHTS

- ▶ 40,314 SF former call center in the Rushmore Regional Industrial Park west of Elk Vale Road on Concourse Drive
- ▶ Spacious call floor fits 450 workspaces
- ▶ Along the perimeter of the building is a mix of private offices, conference rooms, large multi-purpose rooms, a large cafeteria/ break room, data room and recently updated m/w restrooms
- ▶ Heavy security throughout the building - keycarded main entrance and at the doors to the offices and call floor
- ▶ Generator powers the entire building in emergencies
- ▶ Brand new rubber roof installed August 2019
- ▶ 387 parking spaces and outdoor seating area for employees during the summer months
- ▶ Possible to divide in half

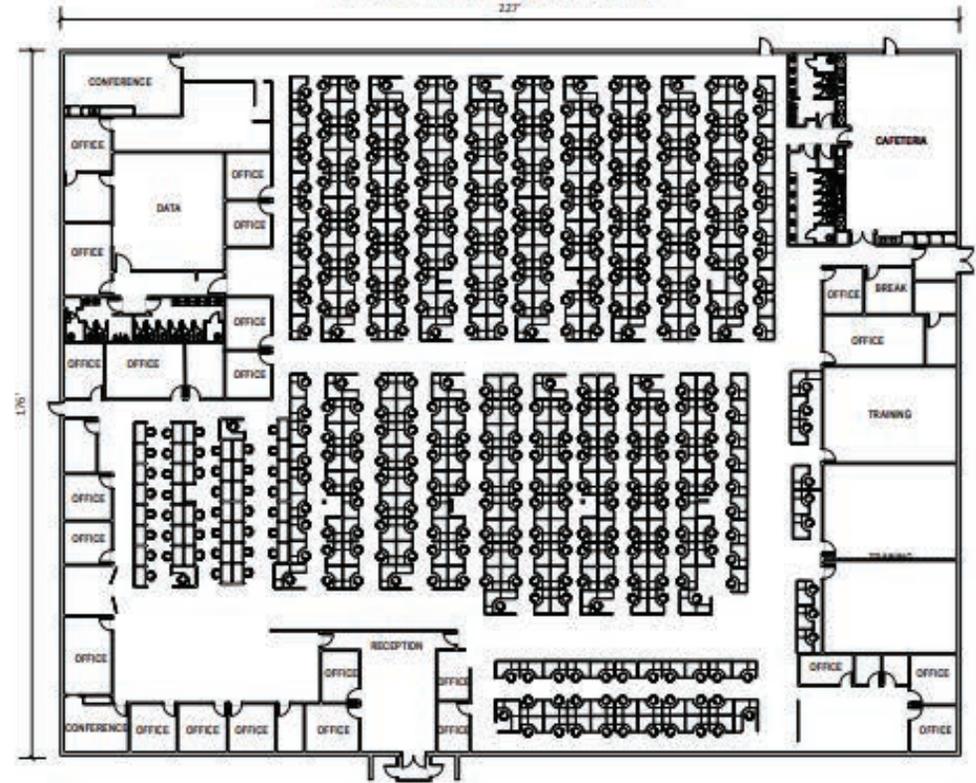
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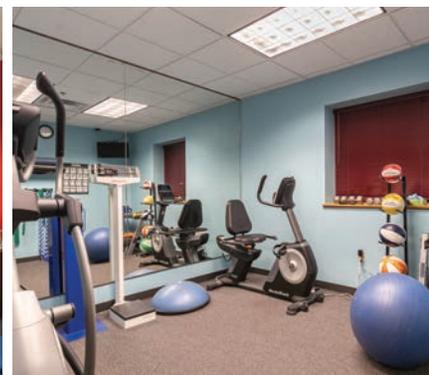
Without Workstations



With Workstations



PHOTOS



LOCATION DETAILS





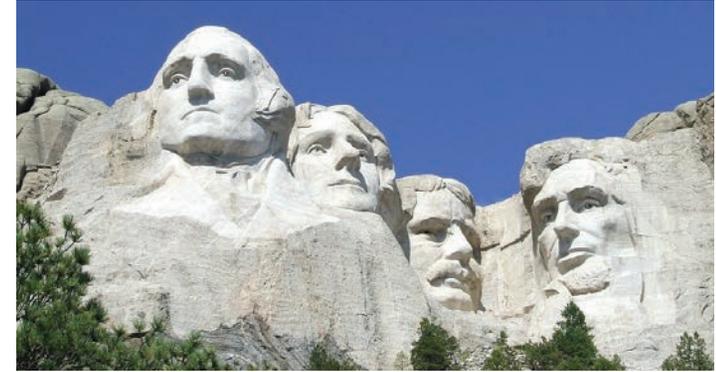
STATISTICS

WELCOME TO SOUTH DAKOTA
AND THE BLACK HILLS!

The Mount Rushmore State of South Dakota has carved a solid reputation for business friendliness. It is consistently ranked in the top five states for setting up and conducting business. Small and big companies alike are discovering South Dakota’s central location and progressive business climate.

The Black Hills boasts the country’s most recognized national monument - Mt. Rushmore - bringing millions of tourists from all over the world to Western South Dakota every year. For the past 8 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state’s economy with 13.9 million visitors to South Dakota, \$3.9 billion in visitor spending, and 53,894 jobs sustained by the tourist industry.

BUSINESS FRIENDLY TAXES	
NO	corporate income tax
NO	franchise or capital stock tax
NO	personal property or inventory tax
NO	personal income tax
NO	estate and inheritance tax



REGIONAL STATISTICS	
Rapid City PUMA Population	187,027
Rapid City Population Growth	2.08% YoY
Rapid City Unemployment Rate	2.3%
PUMA Median Income	\$56,531

SD TOURISM 2021 STATISTICS		
Room nights	↑	33%
Park Visits	↑	11%
Total Visitation	↑	28%
Visitor Spending	↑	28%

RAPID CITY

- #1 Outdoor Life–Best hunting and fishing town
- #4 WalletHub–Best Places to rent

- #4 CNN Money–Best Place to Launch a Business
- #11 Forbes–Best Small City for Business

- #4 Wall Street Journal–Emerging Housing Markets
- #16 Top 100 Best Places to Live

SOUTH DAKOTA

- #1 Best State for Starting a Business
- #2 Best Business Climate in the US
- #2 Business Tax Climate by the Tax Foundation

- #1 America’s Friendliest State for Small Business
- #2 Best State for Quality of Life
- #3 US News Fiscal Stability 2019 list

- #2 Best State for Small Business Taxes
- #2 Best State for Overall Well-Being and Happiness
- #3 Small Business Policy Index 2018 list