



MULTI-TENANT WAREHOUSE INVESTMENT

4624 CREEK DR & 2136 MARLIN DR
RAPID CITY, SD 57701

FOR SALE \$2.05M & \$1.75M

PROPERTY HIGHLIGHTS

- ▶ Rare Investment Opportunity
- ▶ Multi-Tenant Buildings
- ▶ 100% Occupancy
- ▶ Newer Construction (2017/2018)
- ▶ Below Market Rents
- ▶ Easy access to Hwy 79 and the future Black Hills Industrial Center
- ▶ General Commercial Zoning
- ▶ 14' Overhead Doors
- ▶ Warehouse, Office, and Retail Uses
- ▶ Approx. 17,385sf (4624 Creek) and 15,885sf (2136 Marlin)
- ▶ [NDA and Financials](#)

***CAN BE PURCHASED TOGETHER OR SEPARATELY**

KW Commercial

Your Property—Our PrioritySM

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Disclaimer: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

PROPERTY DETAILS

PROPERTY OVERVIEW

Rare investment opportunity in the rapidly growing south side of Rapid City. 5 tenant building with 17,385sf, currently 100% occupied. Retail/Warehouse units and General Commercial Zoning allows for a wide range of tenant uses as seen with the current occupants (brewery, insurance company, interior design, etc). The spaces feature a mix of warehouse, office, and retail and each unit has a 14' overhead door. Built in 2017. This area will only grow in popularity with the new Black Hills Industrial Center under construction and easy access to Hwy 79 and Elk Vale bypass.

* Leases and rent roll available with signed NDA.



4624 CREEK DRIVE DETAILS

Tax ID:	62055
SQFT:	Approx. 17,385
Lot Size:	1.58 Acres
Price:	\$2,050,000
# of Tenants:	5
Current Annual Rent:	\$154,120
Taxes (2022):	\$28,490



PROPERTY DETAILS

PROPERTY OVERVIEW

Rare investment opportunity in the rapidly growing south side of Rapid City. 3 tenant 15,885sf building, currently 100% occupied. General Commercial Zoning allows for a wide range of tenant uses as seen with the current occupants (parts store, embroidery company, and a church). The spaces feature a mix of warehouse, office, and retail and each has a 14' overhead door. Built in 2018. This area will only grow in popularity with the new Black Hills Industrial Center under construction and easy access to Hwy 79 and Elk Vale bypass.

* Leases and rent roll available with signed NDA.



2136 MARLIN DRIVE DETAILS

Tax ID:	62054
SQFT:	Approx. 15,885
Lot Size:	1.79 Acres
Price:	\$1,750,000
# of Tenants:	3
Current Annual Rent:	\$123,600
Taxes (2022):	\$23,857



PHOTOS



PHOTOS



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 9 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with 14.4 million visitors to South Dakota, \$4.7 billion in visitor spending, and 56,826 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	189,754
Rapid City Population Growth	1.46% YoY
Rapid City Unemployment Rate	2.3%
PUMA Median Income	\$57,977

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