



OFFICE & WAREHOUSE FOR LEASE

225 KERMIT LN
RAPID CITY, SD 57703

FOR LEASE \$7.50/SF/YR NNN



8,300 SQFT

KW Commercial

Your Property—Our PrioritySM

2401 West Main Street, Rapid City, SD 57702
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Keller Williams Realty Black Hills

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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.



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PROPERTY DETAILS

LEASE INFORMATION

SQFT:	8,300 SF
Base Rent:	\$7.50/SF/YR
NNN:	TBD
Monthly:	\$5,187.50/Mo + NNN



PROPERTY SUMMARY

Well-positioned on the east end of the building, this **8,300 SF warehouse** offers excellent functionality for a wide range of industrial or service users. The clear-span design, **16' sidewalls**, and open layout provide flexible use for storage, light manufacturing, or distribution.

Key Features:

- ▶ 8,300 SF warehouse space
- ▶ East end-cap unit with **excellent access**
- ▶ Two overhead doors for efficient loading/unloading - 14x14 & 14x16
- ▶ **16' sidewalls** with wide open floor plan
- ▶ On-site restroom
- ▶ **Outdoor yard storage available**
- ▶ **Ample paved parking** and maneuvering space

Located just off the Cambell St between E North and Omaha, **this space provides strong accessibility to I-90 and Rapid City's major arterial routes**. With modern construction, functional design, and yard storage, it's a prime opportunity **for businesses seeking quality industrial space** in Rapid City.



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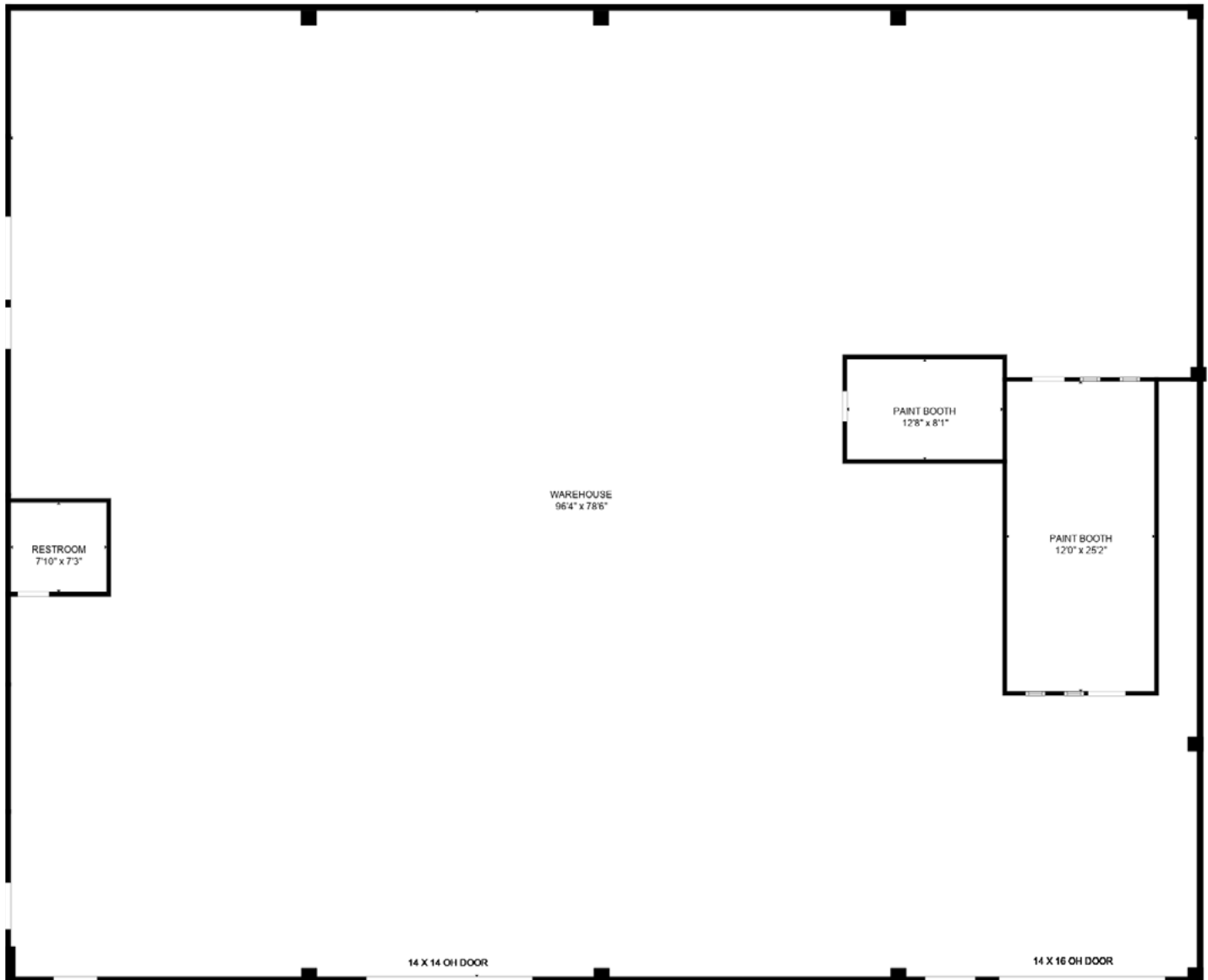
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FLOOR PLAN



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 - Mount Rushmore - bringing millions of tourists from all over the world to Western South Dakota every year. For the past 10 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with **14.9 million visitors to South Dakota, \$5.09 billion in visitor spending, and 58,824 jobs sustained** by the tourism 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 Metro Population	156,686
Rapid City Population Growth	3.05% YoY
Rapid City Unemployment Rate	1.9%
Household Median Income	\$65,712

SD TOURISM 2024 STATISTICS

Room Nights	5.2 M. Booked
Park Visits	8.7 M Visitors
Total Visitation	14.9 M Visitors
Visitor Spending	\$398.7 M in Revenue

RAPID CITY

- #1** AreaDevelopment—Leading Metro in the Plains
- #4** Realtor.com—Emerging Housing Markets
- #17** Milken Institute—Best-Performing Small City
- #1** US Census—Fastest-Growing City in Midwest
- #10** CNN Travel—Best American Towns to Visit
- #33** WalletHub—Happiest Cities in America

SOUTH DAKOTA

- #1** Business Tax Climate Index
- #2** Fastest Job Growth
- #3** Best States for Business Costs
- #3** Business Friendliness
- #5** Best States to Move To
- #1** Most Stable Housing Markets
- #2** States with Best Infrastructure
- #3** Long-Term State Fiscal Stability
- #4** Forbes Best States for Starting a Business



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DISCLAIMER

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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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