

PREMIUM LIGHT INDUSTRIAL | I-90 FRONTAGE

13.47 ACRES FOR SALE

Light industrial zoning, I-90 exposure



Sale Price:

\$2,000,000

Highlights

- RARE! Light industrial parcel with 800' of prime I-90 frontage on the LaCrosse St Exit - 33,340 vehicles per day
- Close to newly developed infrastructure (Mall Drive expansion, utility infrastructure) and neighbors new Fleet Farm and Hilton Garden Inn
- Easement with Fleet Farm to access Mall Drive if needed
- Large parcel allows for long-term growth and expansion of your operation - up to 200,000 SF
- Quickly growing part of Rapid City near the new car dealership development at E North St, several new housing developments and within 10 minutes of Ellsworth Air Force Base.

Updated February 2021



Exclusively listed by:

Chris Long, CCIM

Commercial Broker

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RE/MAX
RESULTS

Tom Rau

RE/MAX RESULTS

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PROPERTY DETAILS

751 E Disk Drive, Rapid City, SD 57701

Sale Price: **\$2,000,000**

Size: 13.47 Acres

Zoning: 10.3 Acres of Light Industrial
3.1 Acres of General Commercial

Legal Description: Marshall Heights Subd #2, TRACT F

Tax ID: 44037

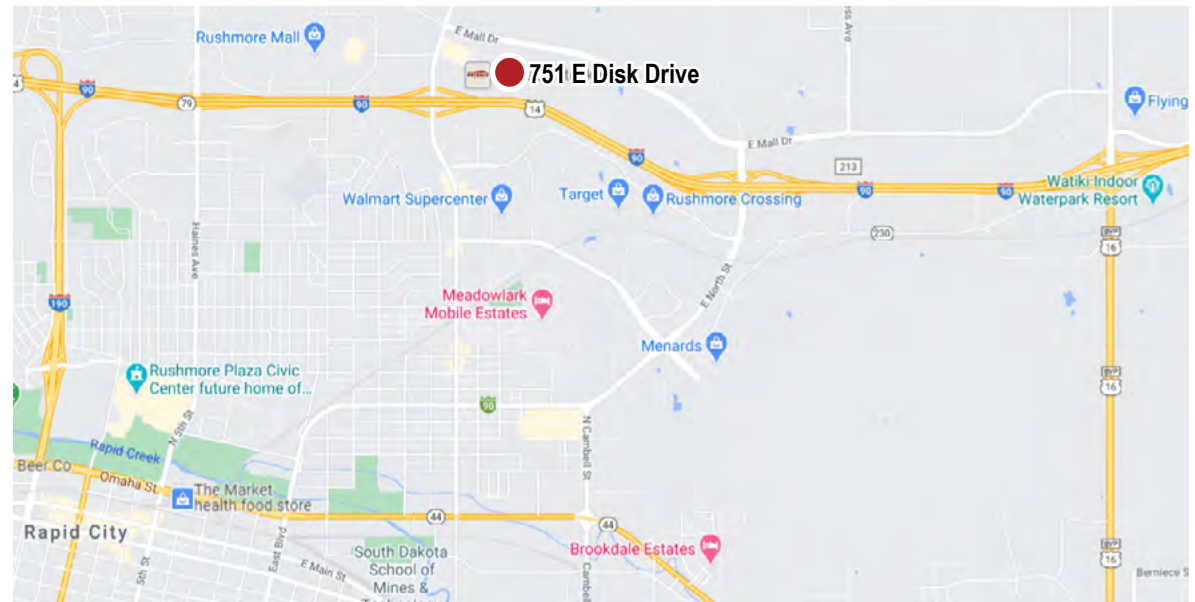
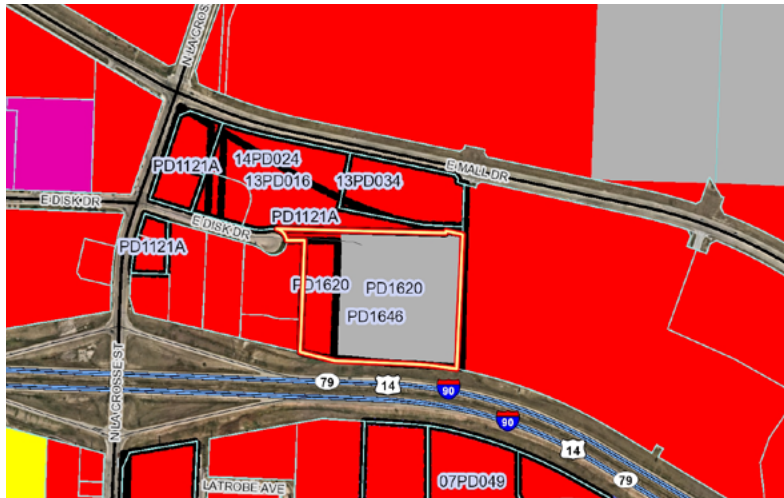
Taxes (2020): \$31,575.20

Special Assessment (2020): \$234.70

Easement: Easement with Fleet Farm for access to E Mall Drive. Expires 6/30/2030.



Zoning Map



Your Property...Our PrioritySM

Keller Williams Realty Black Hills | 2401 West Main Street, Rapid City, SD 57702 | 605.343.7500 | www.RapidCityCommercial.com

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.

UTILITIES

751 E Disk Drive, Rapid City, SD 57701

Water: City of Rapid City
Existing water main on the property
Two 16" water mains along the east property line

Sewer: City of Rapid City
Sewer in the vicinity, no public infrastructure to the property

Electric: Black Hills Energy

Gas: Montana Dakota Utility Co.
Infrastructure at the NW corner of the property



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PHOTOS

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