



NEW CONSTRUCTION WAREHOUSE UNITS

3612 GALT COURT
RAPID CITY, SD 57701

FOR LEASE \$7.50-8.50/SF/YR NNN



UP TO 6 UNITS AVAILABLE | 2,700 SF, 5,400 SF, 10,800 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:

Dan Logan

Broker Associate

605.593.7980

dan@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.



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PROPERTY OVERVIEW

AVAILABLE LEASE OPTIONS

UNITS 1-4

Unit Size: 2,700 SF

Lease Rate: \$8.50/SF/YR NNN

Est. NNN: \$2.00/SF/YR

Monthly Rent: \$2,362.50

UNITS 5 & 6

Unit Size: 5,400 SF

Lease Rate: \$7.50/SF/YR NNN

Est. NNN: \$2.00/SF/YR

Monthly Rent: \$4,275.00

ENTIRE BUILDING

Building Size: 10,800 SF

Lease Rate: \$7.50/SF/YR NNN

Est. NNN: \$2.00/SF/YR

Monthly Rent: \$8,550.00

PROPERTY HIGHLIGHTS

- ▶ New construction! Conveniently located just minutes from I-90.
- ▶ Each functional unit has a 12' x 14' OH door and fully finished interior with a restroom, 200 amp power, heat, and fire sprinklers.
- ▶ Front row parking and easy access for tenants.
- ▶ Available in 2,700sf, 5,400sf, or 10,800sf spaces.
- ▶ Brand new asphalt parking lot.
- ▶ Video: <https://youtu.be/n5z-OiqFq-Q?feature=shared>

PROPERTY DETAILS

Total Building Size: 10,800 SF each

Lot Size: 2.64 Acres

Tax ID: 64339

Zoning: Light Industrial

Water/Sewer: Rapid City

Electric Provider: BHP

Gas Provider: MDU

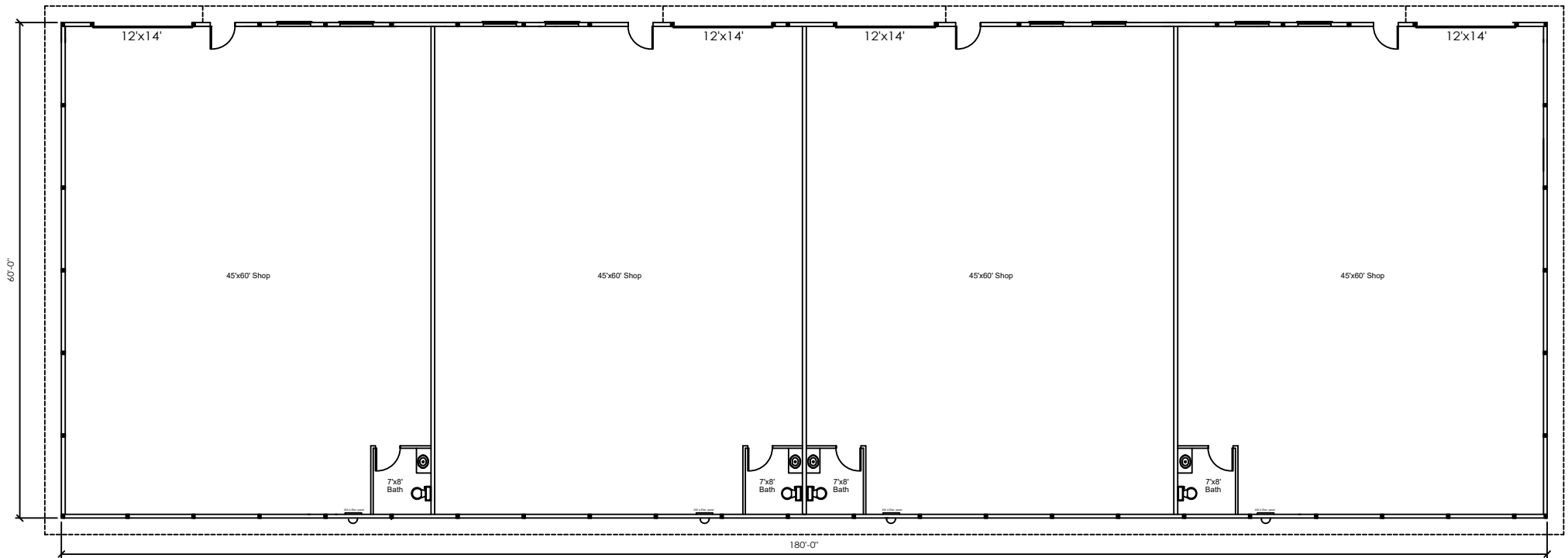
Utilities: Tenant Pays

PHOTOS



FLOOR PLAN

2,700 SF Units



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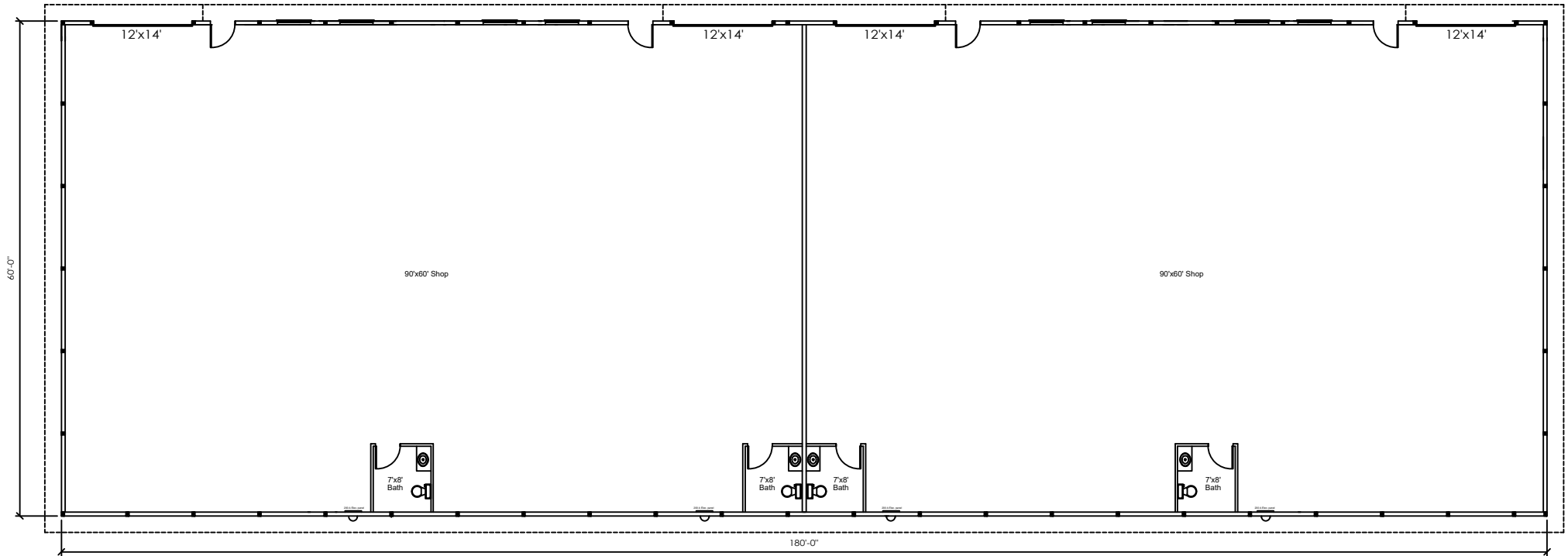
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FLOOR PLAN

5,400 SF Units or 10,800 SF Building



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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
- #10** CNN Travel-Best American Towns to Visit

- #1** US Census-Fastest-Growing City in Midwest
- #17** Milken Institute-Best-Performing Small City

- #4** Realtor.com-Emerging Housing Markets
- #33** WalletHub-Happiest Cities in America

SOUTH DAKOTA

- #1** Business Tax Climate Index
- #2** States with Best Infrastructure
- #3** Business Friendliness

- #1** Most Stable Housing Markets
- #3** Best States for Business Costs
- #4** Forbes Best States for Starting a Business

- #2** Fastest Job Growth
- #3** Long-Term State Fiscal Stability
- #5** Best States to Move To



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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW RAPID CITY COMMERCIAL

2401 WEST MAIN STREET
RAPID CITY, SD 57702

PRESENTED BY:

Chris Long

SIOR, CCIM, Commercial Broker

O: (605) 335-8100

C: (605) 939-4489

chris@rapidcitycommercial.com

Each Office Independently Owned and Operated

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