



HIGH TRAFFIC WAREHOUSE BUILDING

1350 DEADWOOD AVE
RAPID CITY, SD 57702

FOR LEASE \$8.50-9.75/SF/YR NNN



18,000 SF | 2 OH DOORS | 1.51 AC LOT

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
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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.



1350 DEADWOOD AVE
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PROPERTY HIGHLIGHTS

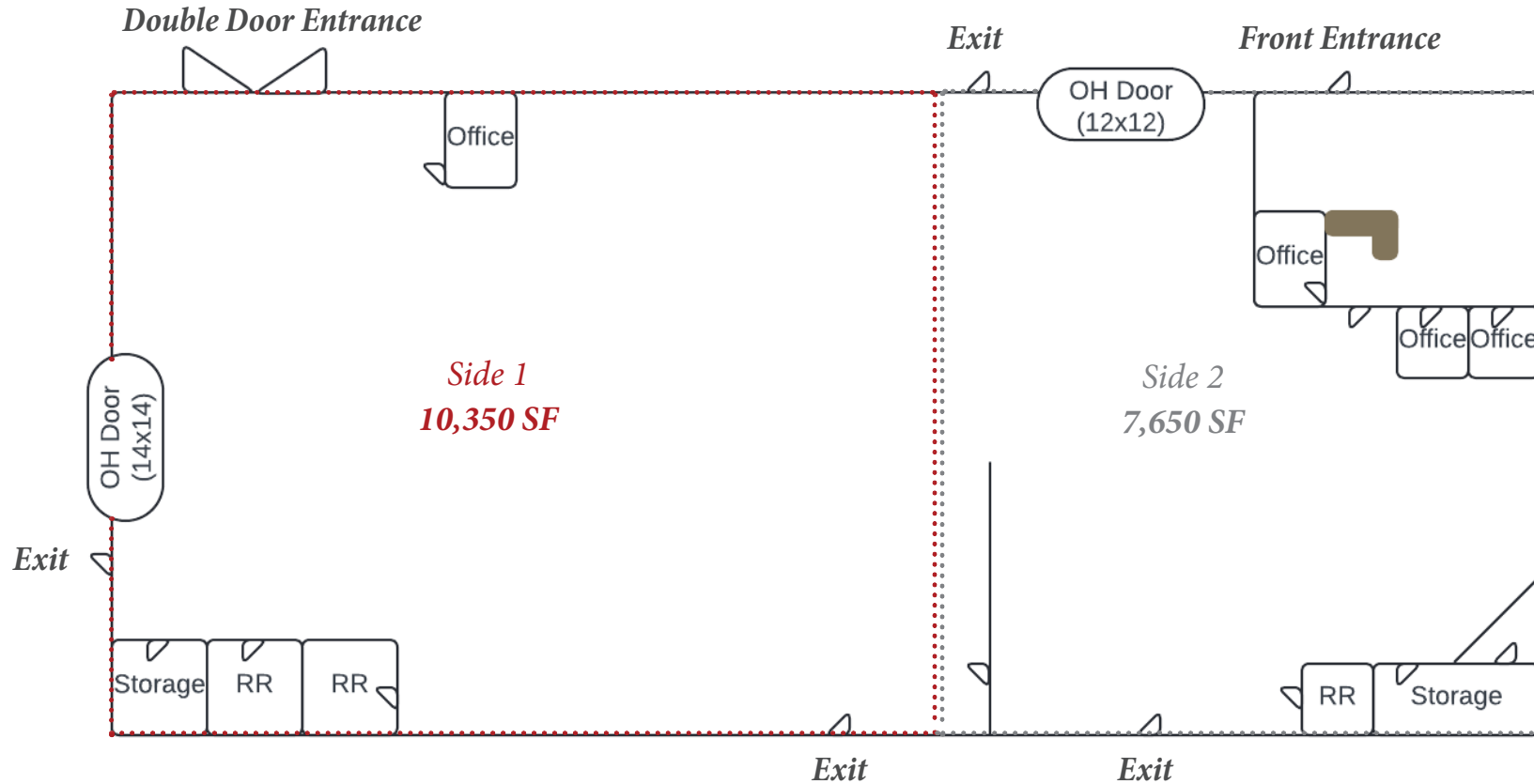
- ▶ Well located building on Deadwood Avenue with great signage
- ▶ 2 OH Doors (14'x14') and (12'x12')
- ▶ 14' side walls / 18' center ceiling height
- ▶ 3 phase power
- ▶ Heated warehouse with 2 industrial overhead heaters
- ▶ Full building for lease, owner is willing offer a split leasing option
- ▶ Side "1" (10,350 SF) includes the 14'x14' OH door, double door entrance, storage room, office, 2 restrooms, and 2 exits.
- ▶ Side "2" (7,650 SF) includes the 12'x12' OH door, office with service desk and waiting area, 3 private offices, storage space, 2 exits, and a restroom.
- ▶ Large lot with 25+ parking spots and great street frontage!
- ▶ **Renovations In Progress** - additional OH door, new windows, remodeled bathrooms, glass entry door, fully repainted exterior

PROPERTY SUMMARY

PROPERTY DETAILS

Building Size:	Full Building	18,000 SF
	Side 1	10,350 SF
	Side 2	7,650 SF
Lot Size:	1.51 AC	
Tax ID:	8189	
Zone:	Light Industrial	
Lease Rate:	Full Building	\$8.50/SF/YR NNN
	Side 1	\$9.75/SF/YR NNN
	Side 2	\$9.75/SF/YR NNN
Est. NNN:	TBD	
Monthly Rent:	Full Building	\$12,750 + NNN
	Side 1	\$8,409 + NNN
	Side 2	\$6,216 + NNN
Water & Sewer:	Rapid City	
Electric:	Black Hills Power	
Gas:	Montana-Dakota Utilities	

SAMCO ROAD



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BUILDING PHOTOS





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INTERIOR 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



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DISCLAIMER

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

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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.

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Each Office Independently Owned and Operated

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