



# WAREHOUSE FOR LEASE

222 DISK DRIVE  
RAPID CITY, SD 57701

**FOR LEASE \$6.15-8.00/SF/YR NNN**

## FIRST FLOOR

4 receiving docks, drive-in door, 16' -32' ceiling height.

## SECOND FLOOR

16' ceiling height, elevator access. Dock available on call basis



**3-Phase Power**

## LEASE INFORMATION

	FIRST FLOOR	SECOND FLOOR
SQFT:	35,393	16,073
Gross Rent:	\$8.46/SF/YR Over 1YR—\$10.60/SF/YR Under 1YR	\$6.15/SF/YR
Monthly:	<b>\$25,011—\$31,263.82 (utilities included)</b>	<b>\$8,237 (utilities included)</b>

**1,6073 – 35,393 SF WAREHOUSE**

KW Commercial  
*Your Property—Our Priority<sup>SM</sup>*  
2401 West Main Street, Rapid City, SD 57702  
605.335.8100 | [www.RapidCityCommercial.com](http://www.RapidCityCommercial.com)  
Keller Williams Realty Black Hills

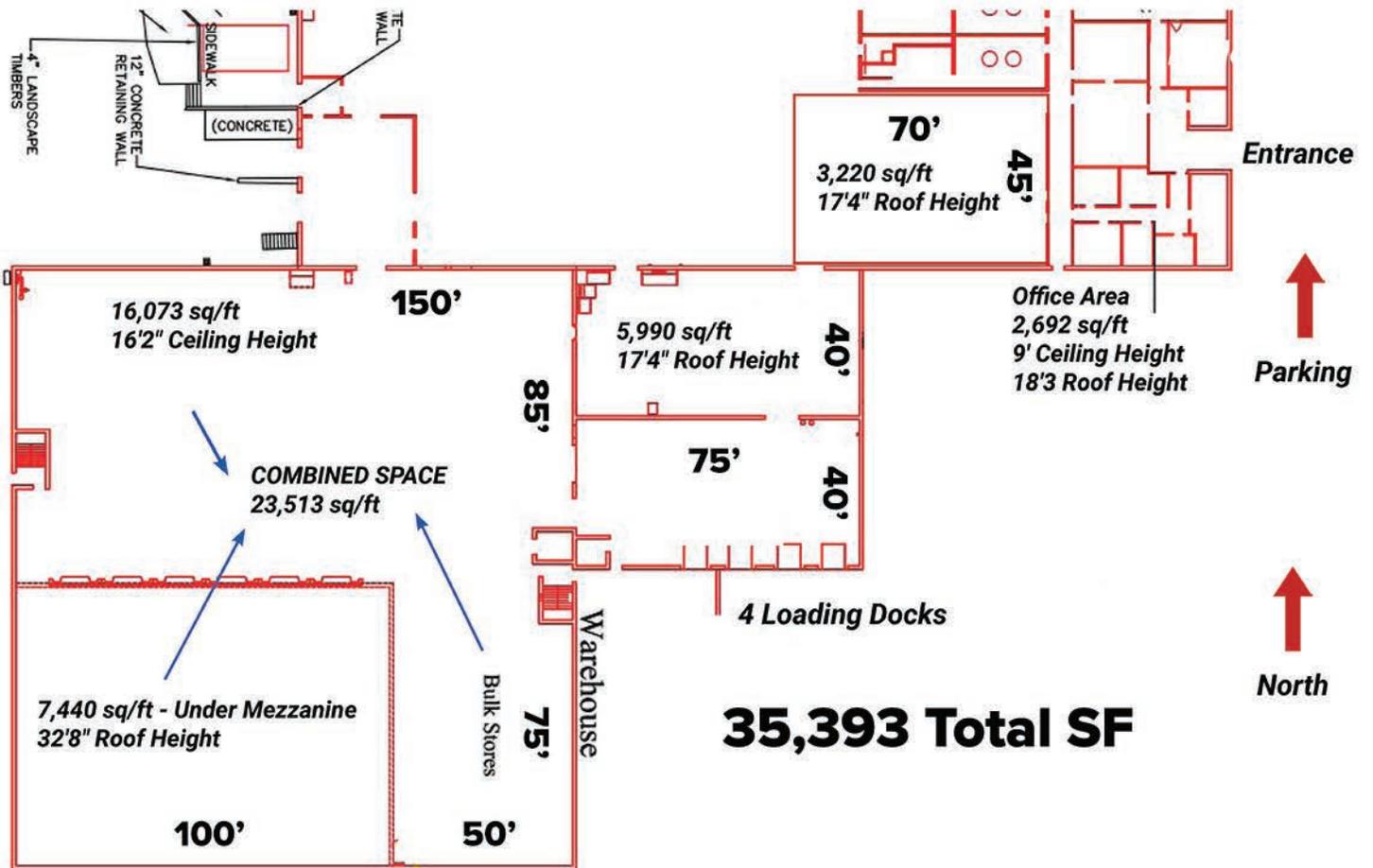
**EXCLUSIVELY LISTED BY:**

**Chris Long**, SIOR, CCIM  
Commercial Broker  
605.939.4489  
[chris@rapidcitycommercial.com](mailto:chris@rapidcitycommercial.com)

**Gina Plooster**  
Leasing Agent  
605.519.0749  
[gina@rapidcitycommercial.com](mailto:gina@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.

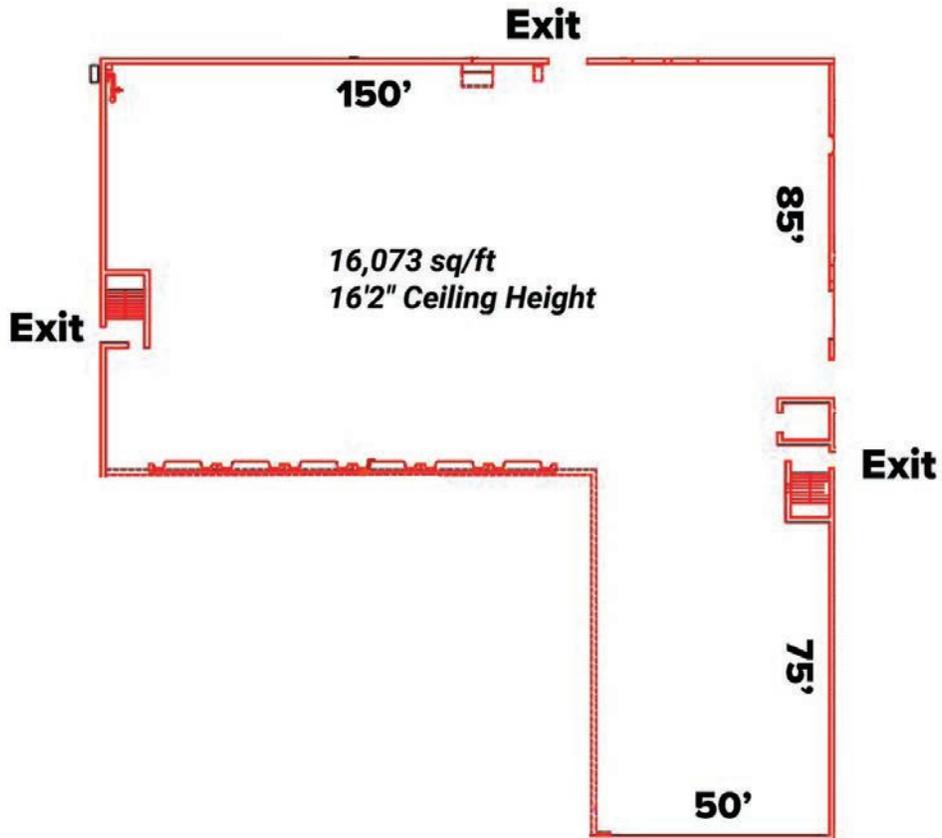
**FIRST FLOOR**



**SECOND FLOOR**



**Second Floor**





**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 8 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with 13.9 million visitors to South Dakota, \$3.9 billion in visitor spending, and 53,894 jobs sustained by the tourist industry.



**BUSINESS FRIENDLY TAXES**

<b>NO</b> corporate income tax	<b>NO</b> franchise or capital stock tax	<b>NO</b> personal property or inventory tax
<b>NO</b> personal income tax	<b>NO</b> estate and inheritance tax	

**REGIONAL STATISTICS**

Rapid City PUMA Population	187,027
Rapid City Population Growth	2.08% YoY
Rapid City Unemployment Rate	2.3%
PUMA Median Income	\$56,531

**SD TOURISM 2021**

Room nights	↑	33%
Park Visits	↑	11%
Total Visitation	↑	28%
Visitor Spending	↑	28%

**RAPID CITY**

- #1** Outdoor Life—Best hunting and fishing town
- #4** Wall Street Journal—Emerging Housing Markets
- #11** Forbes—Best Small City for Business
- #4** CNN Money—Best Place to Launch a Business
- #4** WalletHub—Best Places to rent
- #16** Top 100 Best Places to Live

**SOUTH DAKOTA**

- #1** Best State for Starting a Business
- #2** Best State for Small Business Taxes
- #2** Best State for Quality of Life
- #2** Business Tax Climate by the Tax Foundation
- #3** Small Business Policy Index 2018 list
- #1** America's Friendliest State for Small Business
- #2** Best Business Climate in the US
- #2** Best State for Overall Well-Being and Happiness
- #3** US News Fiscal Stability 2019 list