



PRIME INDUSTRIAL FOR LEASE

1543 DEADWOOD AVENUE

RAPID CITY, SD 57702

FOR LEASE \$6,100 PER MONTH



OFFICE | WAREHOUSE | OUTSIDE STORAGE

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

Commercial Broker

605.939.4489

chris@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.

PROPERTY DETAILS



LEASE INFORMATION

Office SF:	2,215
Warehouse SF:	3,328
Acres:	2.33
Monthly Rent:	\$6,100 plus utilities
Available now!	

Maximize visibility and opportunity with this industrial property located on Deadwood Avenue, boasting an impressive traffic count of 12,718 vehicles per day. The site spans a spacious 2.33-acre open lot, offering exceptional street presence for display of sales product or outdoor equipment storage and large monument signage.

The property includes two well-equipped buildings:

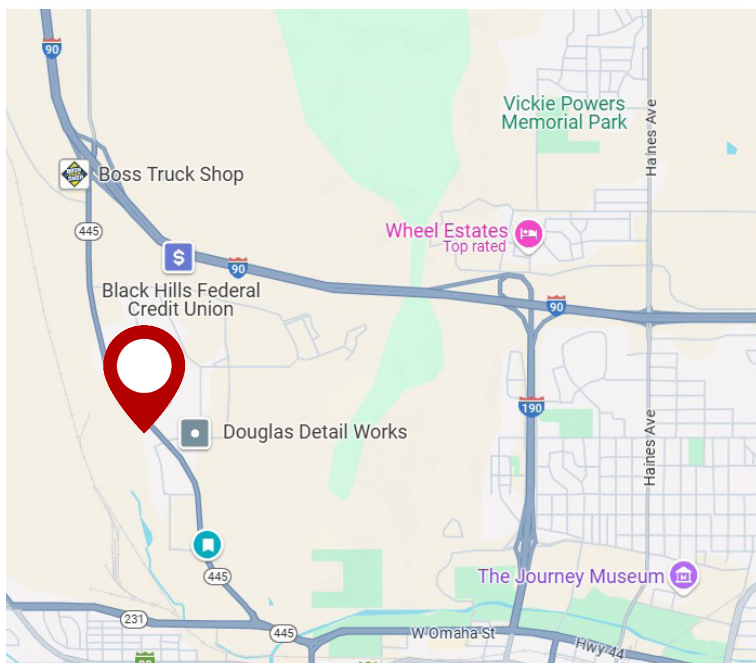
Office/Showroom Building (2,215 sq. ft.): This versatile structure features a thoughtfully designed layout, including:

- A welcoming reception area
- A showroom space ideal for product displays
- A break room
- A conference room perfect for team meetings
- 2 bathrooms
- 4 private offices

Warehouse Building (3,328 sq. ft.): Previously utilized for cold storage, this building offers great functionality with:

- 2 oversized overhead doors (16'W x 12'H) total, at both ends of the building
- 2 additional overhead doors (10' x 10') located on the east side, ready for future use
- An adaptable design suited for various material storage or industrial applications

With its expansive layout and strategic location, this property is perfect for businesses requiring equipment rental, material storage, or retail operations with display opportunities.



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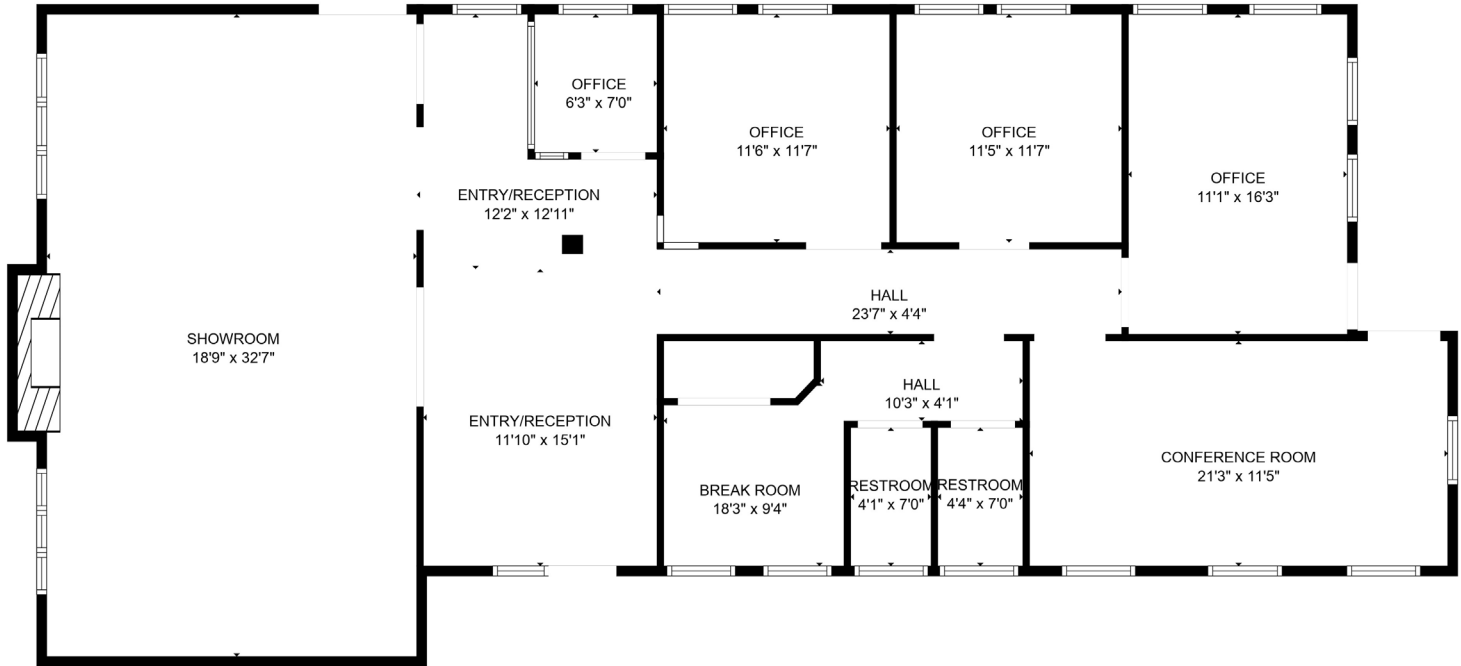
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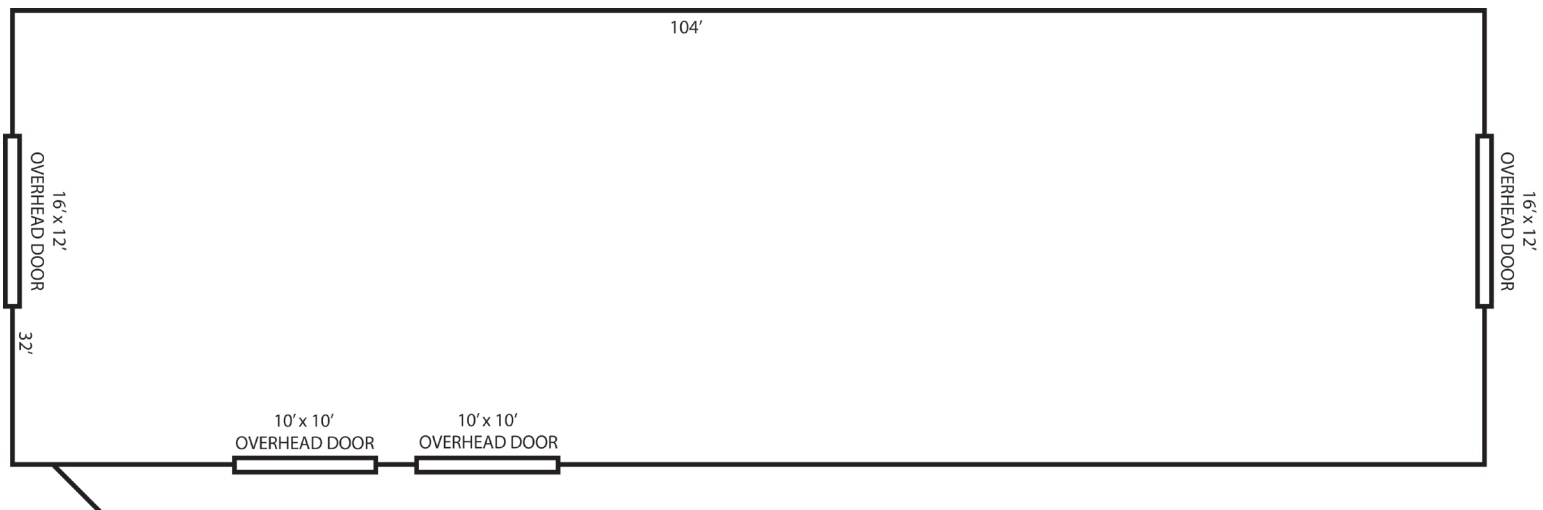
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FLOOR PLAN

Office



Warehouse



EXTERIOR PHOTOS





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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 - 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

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	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