



DISTRIBUTION WAREHOUSE OPPORTUNITY

1795 SEDIVY LANE
RAPID CITY, SD 57703



FOR SALE \$1,399,000



11,658 SF | 5 LOADING DOCKS | 10 OH DOORS

PROPERTY HIGHLIGHTS

- ▶ 5 loading docks
- ▶ Large scale distribution layout with semi and delivery truck access
- ▶ 1,000sf of office space
- ▶ 10 grade level doors (14”h by 20”w)
- ▶ 3 phase power
- ▶ 26 delivery height doors (8 permanent, 18 removable)

KW Commercial

Your Property—Our PrioritySM

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Keller Williams Realty Black Hills

EXCLUSIVELY LISTED BY:

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PROPERTY OVERVIEW

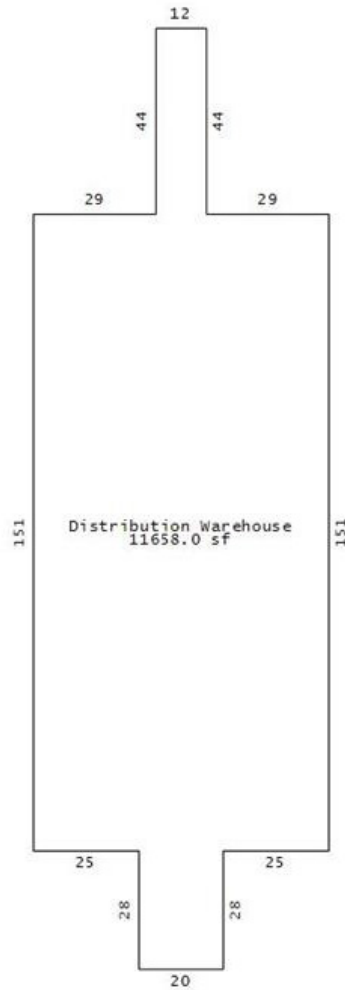
Hard to find distribution warehouse located in southeast Rapid City. This 11,658sf building has 10 oversized (20x14) grade level overhead doors, 5 dock high doors with levelers and 2 delivery vehicle extensions providing an additional 26 delivery height doors (removable if not needed). The 2.14 acre lot allows for easy truck access and plenty of room for employee parking. The interior office space has 3 small offices and 2 bathrooms upstairs with a break room and receiving office on the main level. The warehouse space contains floor drains and a large commercial conveyor running through the center of the building that allows for easy distribution and loading.

PROPERTY INFORMATION

Building Size:	11,658 total square feet
Lot Size:	2.14 acre
Built:	1980
Tax ID:	35829
Taxes (2023):	\$9,009.44
Storm Water Assessment (2023):	\$633.89
Zoning:	Light Industrial
Water & Sewer:	Rapid City
Electric:	West River Electric
Gas:	Montana-Dakota Utilities



FLOOR PLAN & AERIAL



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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 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 CNN Money–Best Place to Launch a Business
- #4 Wall Street Journal–Emerging Housing Markets
- #4 WalletHub–Best Places to rent
- #11 Forbes–Best Small City for Business
- #16 Top 100 Best Places to Live

SOUTH DAKOTA

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