



WAREHOUSE FOR SALE OR LEASE

940 KENNEL DRIVE
RAPID CITY, SD 57703

FOR LEASE \$9/SF/YR NNN

FOR SALE \$1,575,000



WAREHOUSE FOR SALE—13,568 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:

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Commercial Broker

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PROPERTY OVERVIEW

PROPERTY SUMMARY

This versatile warehouse with front office is conveniently located south of Hwy 44 near Western Dakota Tech, with easy access to Elk Vale/Hwy 16 Bypass, Cambell Street/Hwy 79, and I-90. A former US Foods distribution center and most recently used for wine production, the building has existing infrastructure for refrigeration and features five loading docks, and a one 8x10 grade level overhead door. The 2.23-acre lot offers ample outdoor storage, while the office space includes a break room, locker room, conference room, and private office and large cubicle space. Equipped with 3-phase power, this property is ideal for warehousing, logistics, manufacturing, or cold storage.

PROPERTY INFORMATION

Parcel ID:	38-05-179-020
Acres:	2.23
Square Feet:	Office (3,168 SF), Warehouse (10,400)
Tax ID:	55859
Taxes (2024):	\$13,096.08
Special Assessments:	\$660.54
Legal Description:	SALE BARN SUBD; LOT 6R; LOT 7 Township 1 North, Range 8 East, Section 5
Water:	Rapid City
Sewer:	Rapid City
Electric:	Black Hills Energy

INVESTMENT HIGHLIGHTS

- ▶ Warehouse with a front office located south of Hwy 44 near Western Dakota Tech. Offers convenient access to Elk Vale/Hwy 16 Bypass, Cambell Street/Hwy 79 and I-90.
- ▶ Former distribution warehouse for US Foods and most recently used for wine production. Infrastructure in place for refrigeration.
- ▶ (5) exterior loading docks, (4) 9'x8' with bumpers, (1) 9'x10' - and (1) 8'x10' grade level OH door.
- ▶ 2.23 acre lot with plenty of room for outside storage.
- ▶ Open office configuration with break room, locker room, conference room and private office.
- ▶ 3-phase power w/ 800 Amp panel

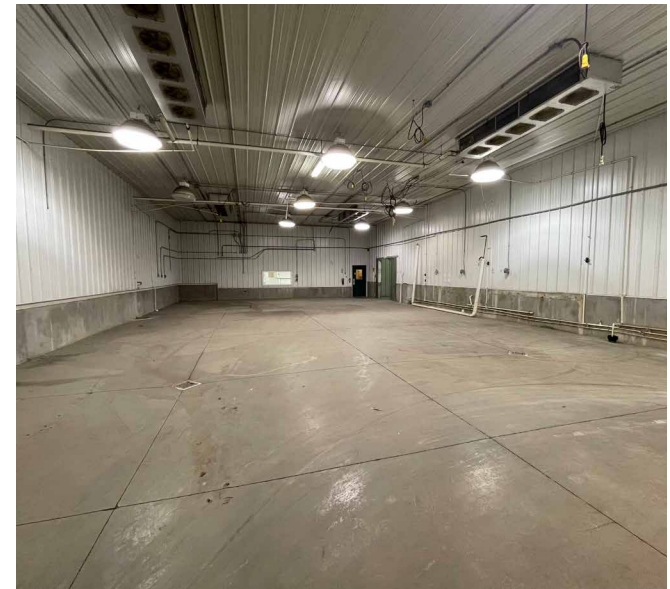
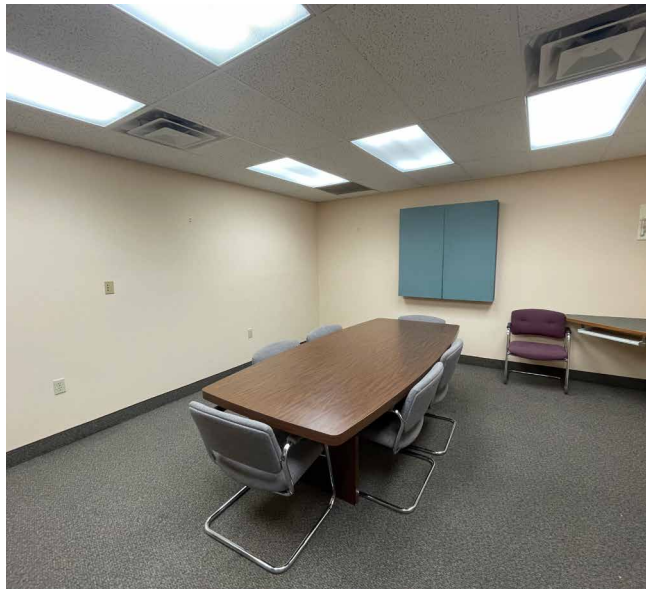
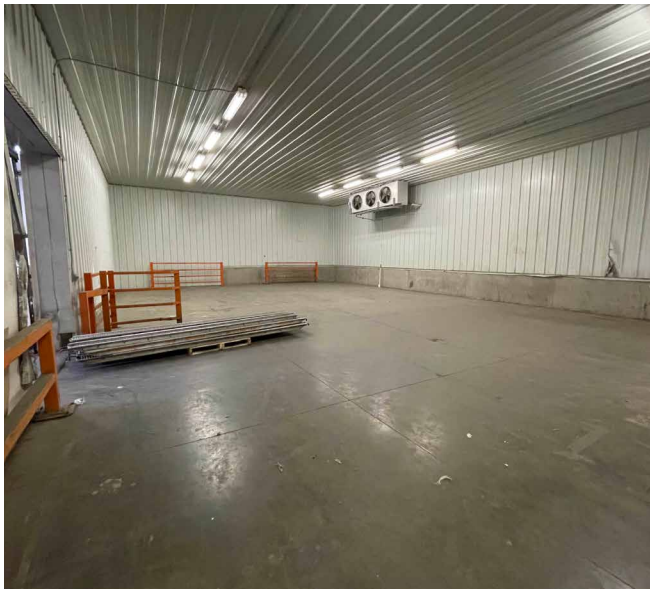
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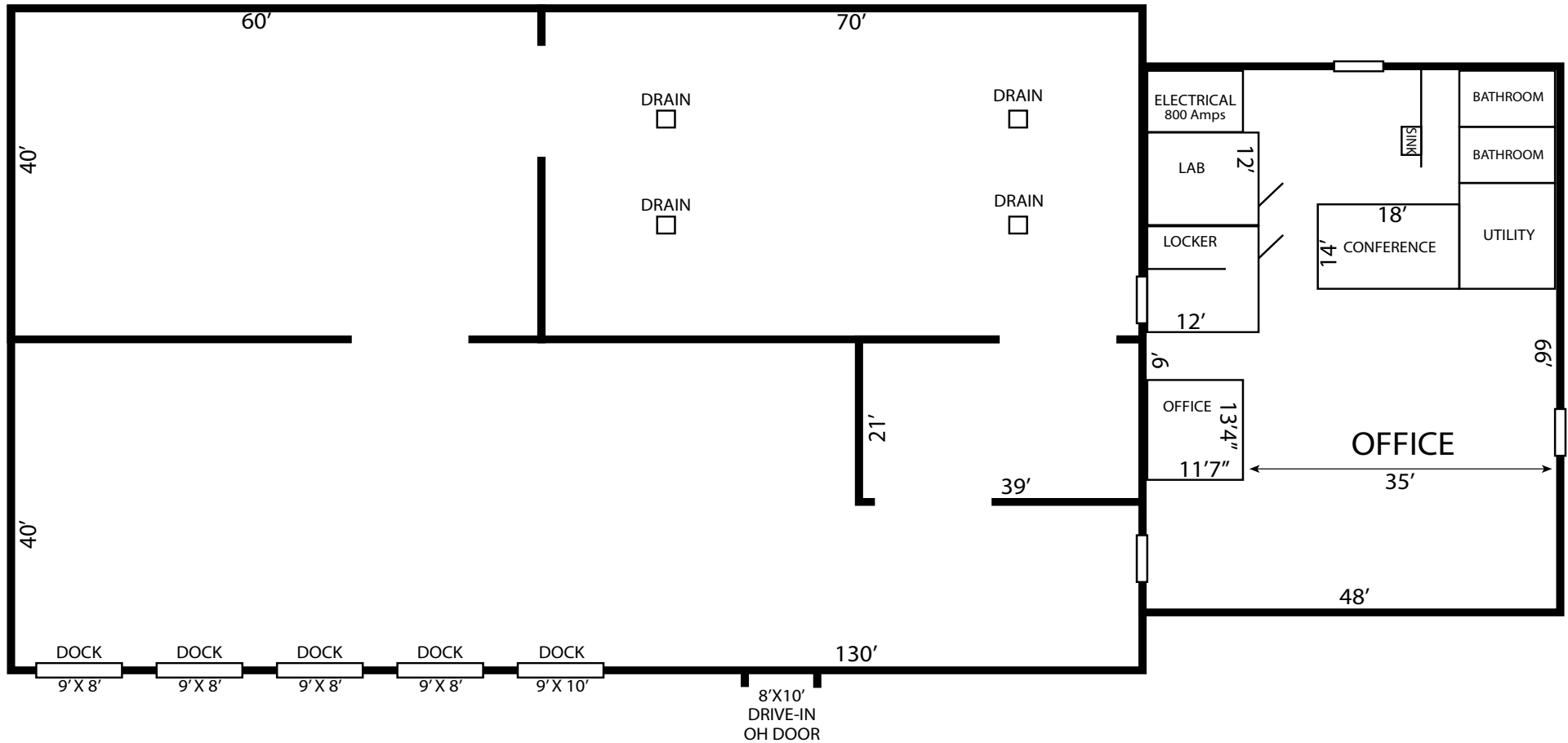


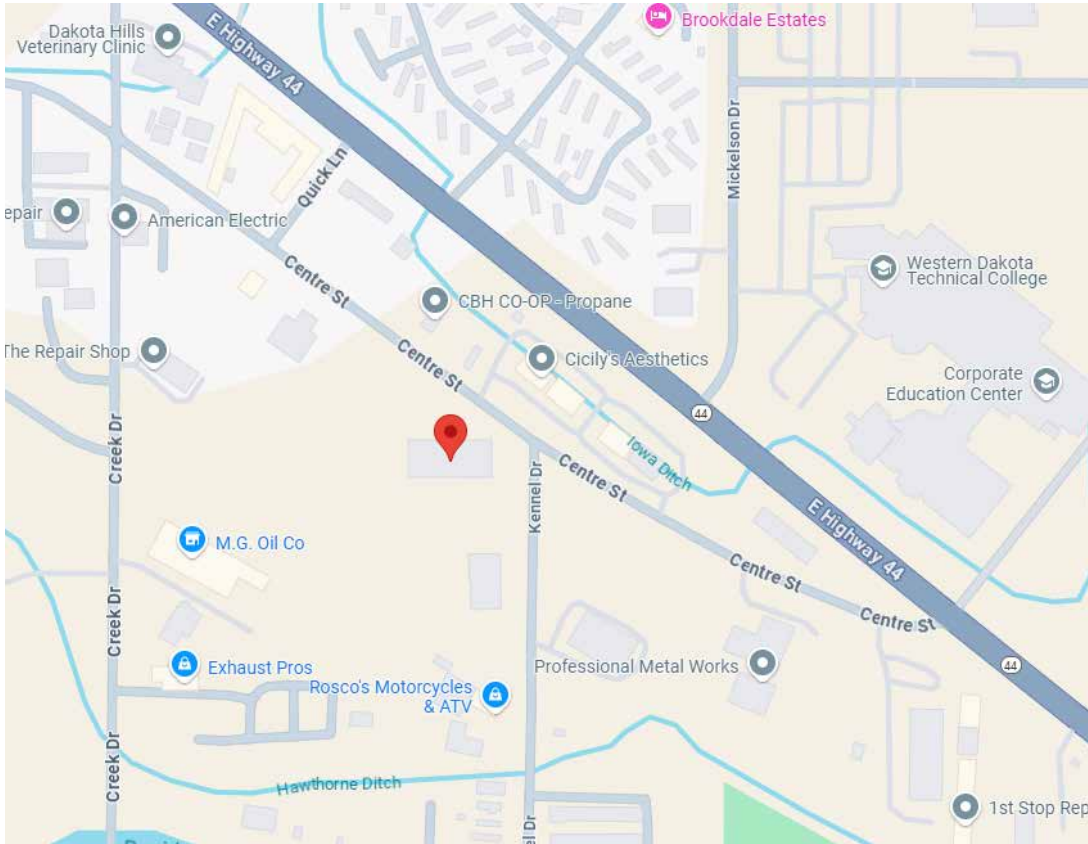
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PHOTOS



FLOORPLAN







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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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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as a substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional areas before making any decisions.

Each Office Independently Owned and Operated

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