



FULLY LEASED NNN INVESTMENT PROPERTY

1962 DEADWOOD AVE
RAPID CITY, SD 57702

FOR SALE \$2,700,000

DEADWOOD AVE

UNITED RENTALS

PROPERTY FOR SALE—2.45 AC & 24,970 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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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.



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OVERVIEW

- Fully Leased to Johnstone Supply
National HVAC/R distributor occupying the property under a 10-year lease, currently in year 6.
Strong, long-term tenant with a stable operating history.
- Ideal for Investors Seeking Passive Income
Turnkey opportunity with *immediate in-place cash flow* and minimal management requirements.
- Additional Land for Future Building Expansion

High-Quality Construction & Infrastructure

- Built in 2020
Modern, well-maintained steel structure offering long-term durability and reduced capital expenditure risk.
- 18.5' Center Height & 14' Sidewalls
- 8'W x 10'H Grade Level Door & 8'W x 10'H Drive-Through OH Door w/ Ramp
Versatile loading setup supporting efficient logistics and operations.
- Fire Sprinkler System & Hanging Overhead Heaters in Warehouse
Fully equipped for safety and year-round utility.
- 3-Phase, 480V Power
Heavy-duty electrical infrastructure suited for commercial/industrial use.
- Approx. 16,600 SF of Warehouse Space

Custom Built-Out Interior for Long-Term Tenant Needs

- Three Private Offices + Shared Work Area (4 Workstations)
- Training Room, Classroom, and Break Room with Full Kitchen
- Heated & Air-Conditioned Showroom
Finished front-end space for customer interaction and product display — enhancing tenant business viability.
- Approx. 8,300 SF of Shop & Office Space

PROPERTY SUMMARY

PROPERTY INFORMATION

Parcel ID:	20-27-302-020
Tax ID:	69840
Acres:	2.45
Square Feet:	24,970 SF
Taxes (2024):	\$22,893.00
Special Assessments:	\$247.60
Legal Description:	RANDALL SUBD; LOT 1B Township 2 North, Range 7 East, Section 27
Water:	Rapid City
Sewer:	Rapid City
Electric:	Black Hills Energy
Gas:	Montana-Dakota Utilities Co

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LEASE SUMMARY

TENANT OVERVIEW - JOHNSTONE SUPPLY

Johnstone Supply is a nationally recognized leader in the HVAC/R distribution industry, operating a cooperative franchise network of over 460 independently owned locations across the United States. Established in 1953, the company has grown into one of the most trusted names in wholesale HVAC supply, known for its strong industry partnerships, robust distribution infrastructure, and technical expertise.

The Rapid City location—operating under *SF2RC LLC dba Johnstone Supply*—holds the dominant market position locally with **48% market share**, making it the largest HVAC supplier in the region. This strong presence reflects deep customer relationships and **long-term viability in the market**.

SF2RC LLC (Tenant) is a wholly owned subsidiary of Unity4All LLC, a regional holding company overseeing multiple Johnstone Supply locations, including stores in Sioux Falls, Fargo, Sioux City, Casper, Appleton, and more. *Unity4All LLC manages over \$140 million in annual revenue and employs nearly 200 people, demonstrating operational scale and financial strength.*

Unity4All LLC is majority-owned by Johnstone Holdings LLC, the corporate parent with interests in over 50 stores nationwide, and partly-owned by a family ownership group behind the regional operation.

LEASE DETAILS

Tenant:	Johnstone Supply
Initial Term:	10 Years
Lease Type:	NNN
Lease Start:	April 21, 2020
Lease Expiration:	April 20, 2030
Current Base Rent:	\$12,885/Month - \$6.19/SF
Annual Escalations:	2%
Renewal Options:	2-5 Year Terms at Market Rate
Current Market Rate:	\$8.50/SF (For Renewal)
Landlord Responsibility:	Structure & Roof

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SHOWROOM & OFFICES



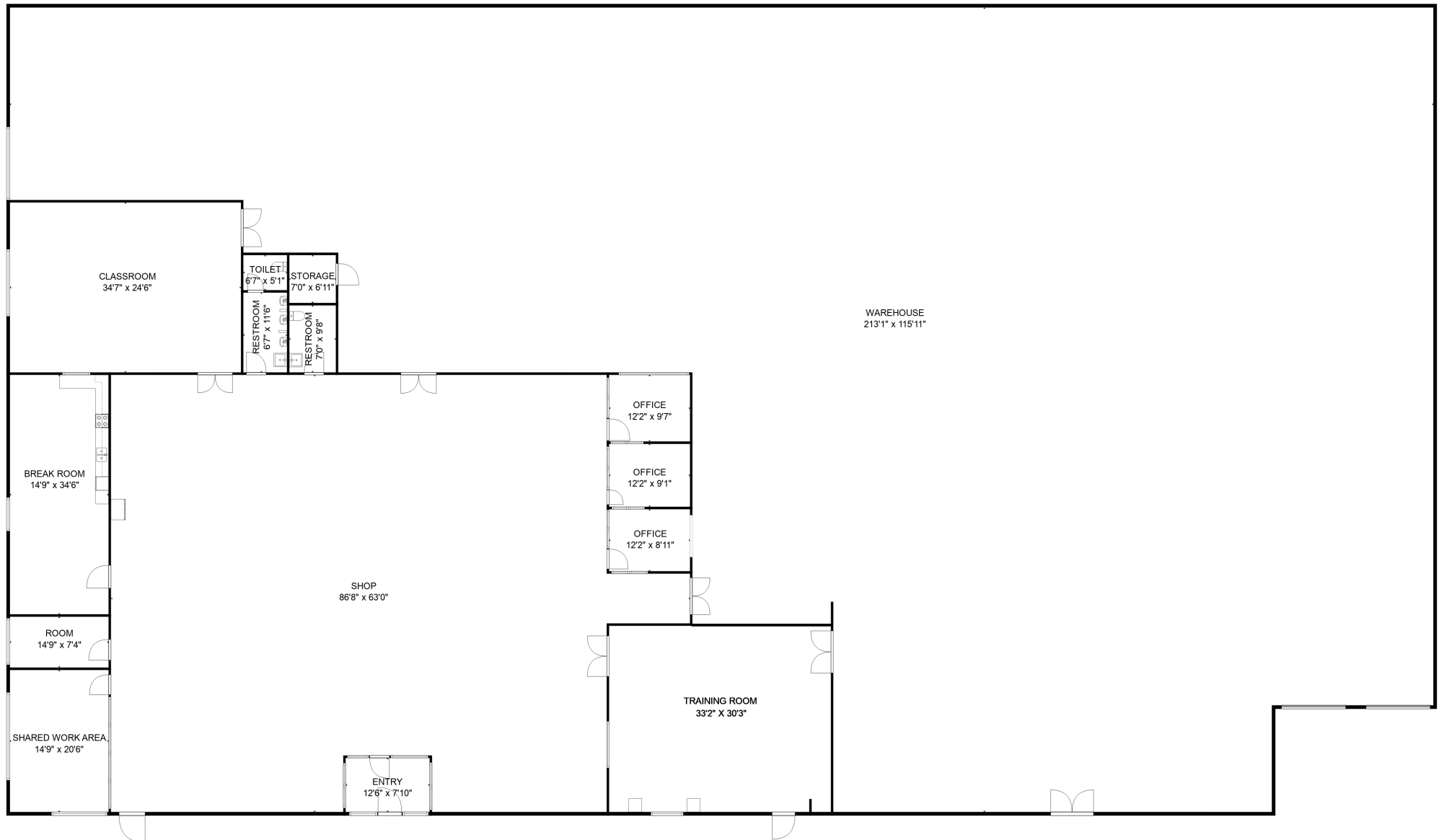


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WAREHOUSE & EXTERIOR



FLOOR PLAN





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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 - 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



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DISCLAIMER

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