

# LIGHT INDUSTRIAL LOT

4600 E MALL DR  
RAPID CITY, SD 57701

**FOR SALE \$699,000**



**BUILD TO SUIT LEASEBACK OR SALE**



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.

# 4600 E MALL DR RAPID CITY, SD 57701

## PROPERTY DETAILS

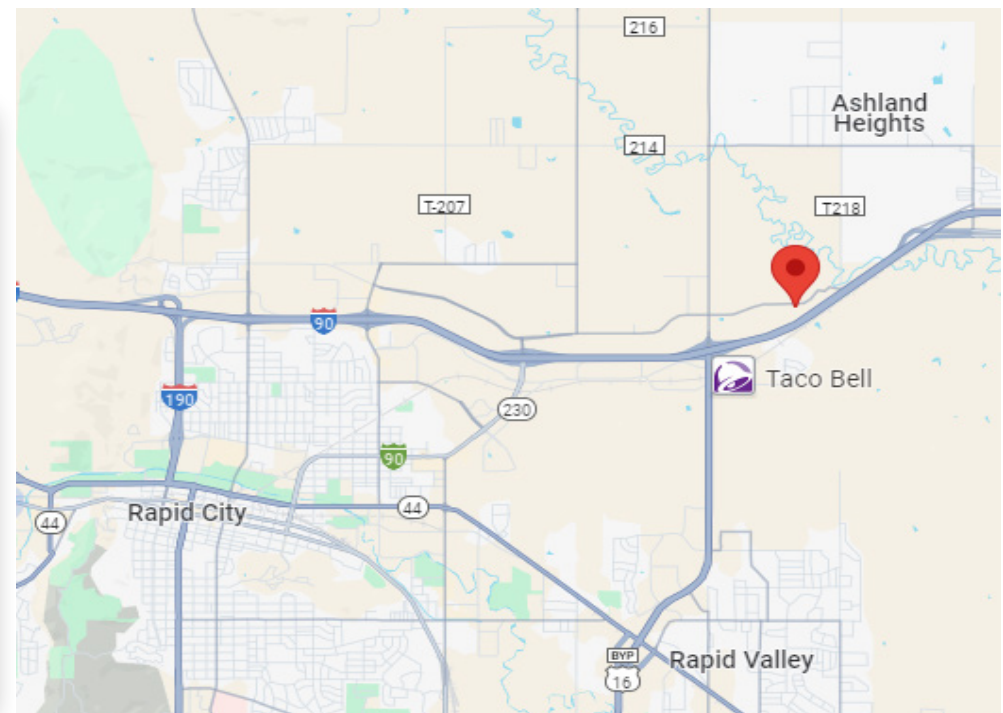
### PROPERTY OVERVIEW

- ▶ One of the last lots available in Seger Crossing Industrial Park
- ▶ Excellent visibility along Interstate-90
- ▶ Zoned Light Industrial
- ▶ Seller is willing to construct a building with a long term built to suit lease



### 4600 E MALL DR DETAILS

|               |                   |
|---------------|-------------------|
| Lot Size:     | 4.33 Acres        |
| Sale Price:   | \$699,000         |
| Tax ID:       | 72506             |
| Taxes (2023): | \$7,399.18        |
| Water/Sewer:  | City of Box Elder |
| Electric:     | WRE               |
| Gas:          | MDU               |



## 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

|                                              |
|----------------------------------------------|
| <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 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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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

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 for or from 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.

### RAPID CITY COMMERCIAL

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