



# WAREHOUSE WITH SHOWROOM & OFFICE

4703 I-90 SERVICE ROAD

RAPID CITY, SD 57703

**FOR LEASE \$9.50/SF/YR NNN**



**PROPERTY FOR LEASE—9,584 SF**

**KW Commercial**

*Your Property—Our Priority<sup>SM</sup>*

2401 West Main Street, Rapid City, SD 57702

605.335.8100 | [www.RapidCityCommercial.com](http://www.RapidCityCommercial.com)

Keller Williams Realty Black Hills

**EXCLUSIVELY LISTED BY:**

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**PROPERTY OVERVIEW**

Warehouse with front showroom, 2 private offices, a conference room, and drive-thru bay. The building is equipped with four OH doors (14'x24'). Prime visibility with frontage on I-90, just to the east of the high-traffic hotel complexes at Elk Vale & I-90. Traffic count recorded at 32,000 vehicles per day on I-90 in 2023. Structure is in the process of being relocated from the lot next door to be fully renovated to like-new condition. Construction to be complete by early Summer 2024.

**PROPERTY INFORMATION**

|                    |                     |
|--------------------|---------------------|
| Building SQFT:     | Approx. 9,584 SF    |
| Lot Size:          | 6.23 Acres          |
| Tax ID:            | 15170               |
| Water/Sewer:       | City                |
| Electric Provider: | West River Electric |
| Gas Provider:      | MDU                 |

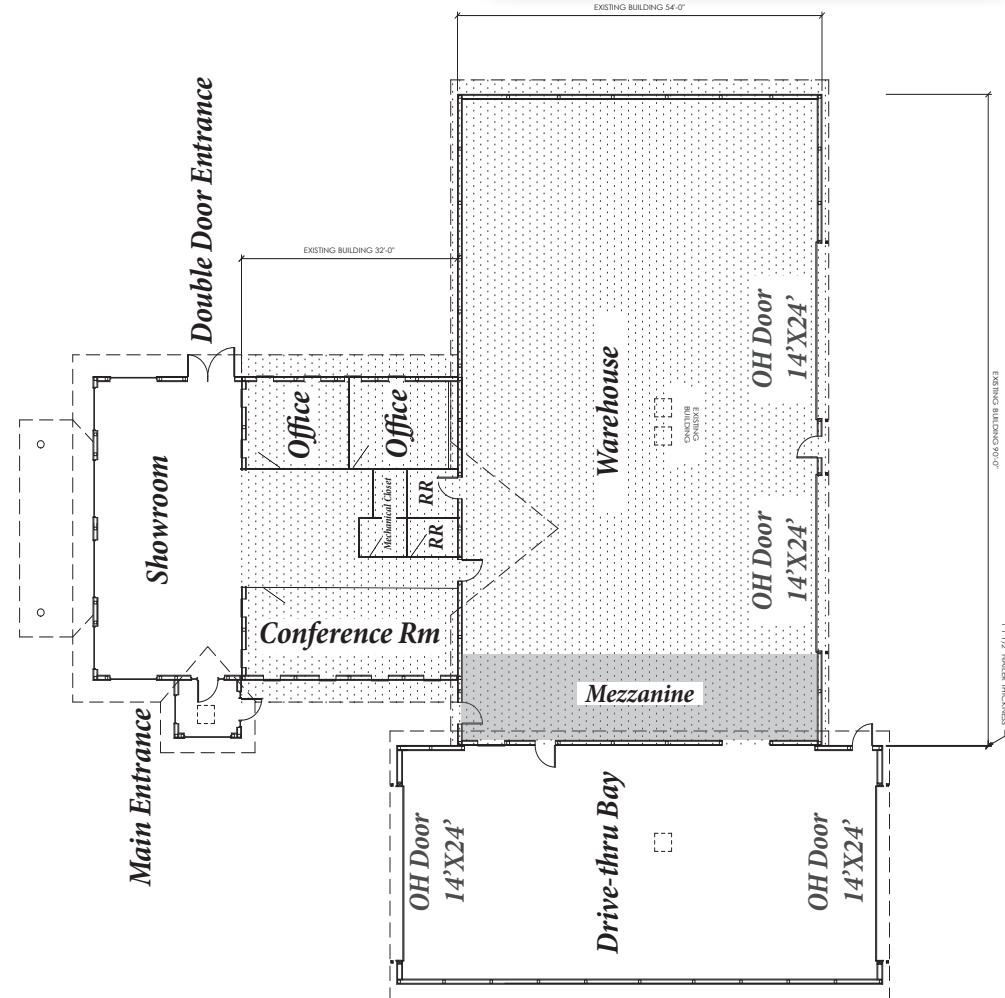
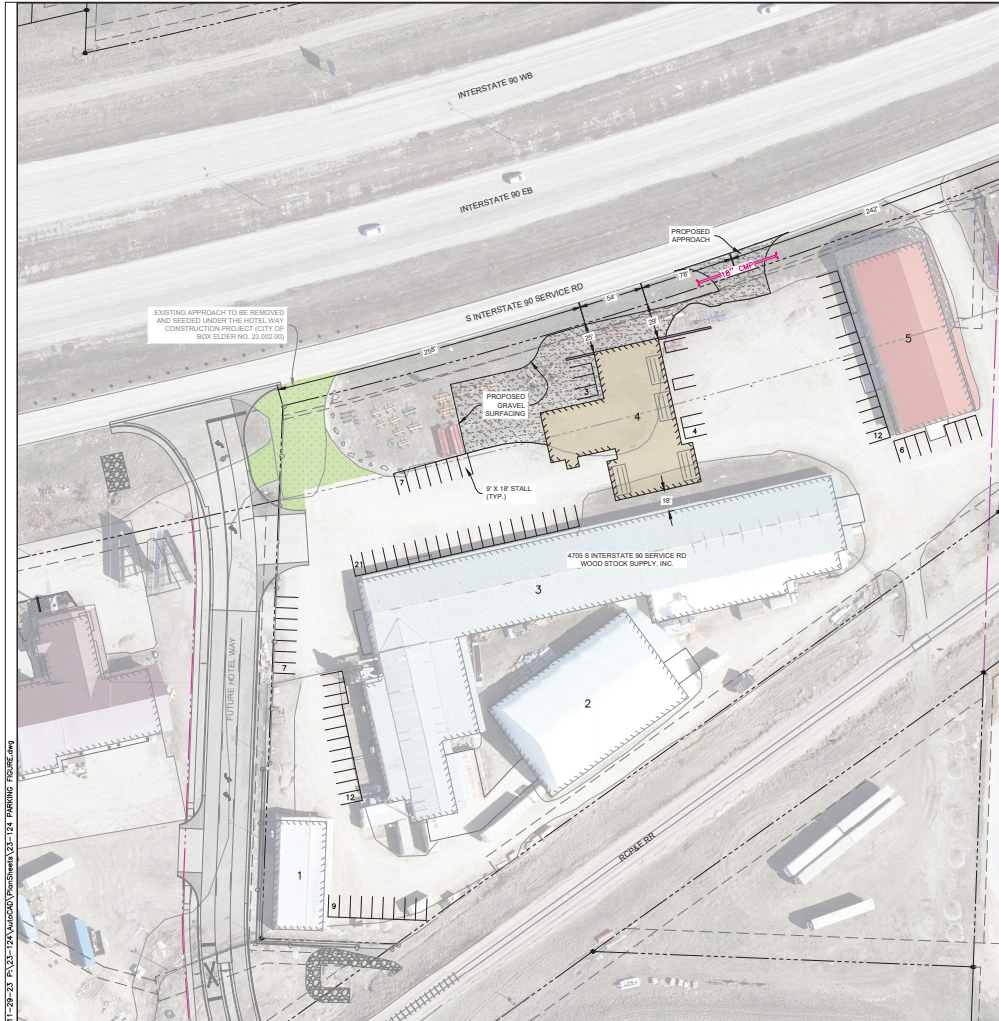
**LEASE INFORMATION**

|               |                  |
|---------------|------------------|
| Lease Rate:   | \$9.50/SF/YR NNN |
| NNN:          | TBD              |
| Monthly Rent: | \$7,587.33       |



*Future Access to Cheyenne Blvd*

**SITE PLAN & FLOOR PLAN**



\* Estimated construction completion early Summer 2024.

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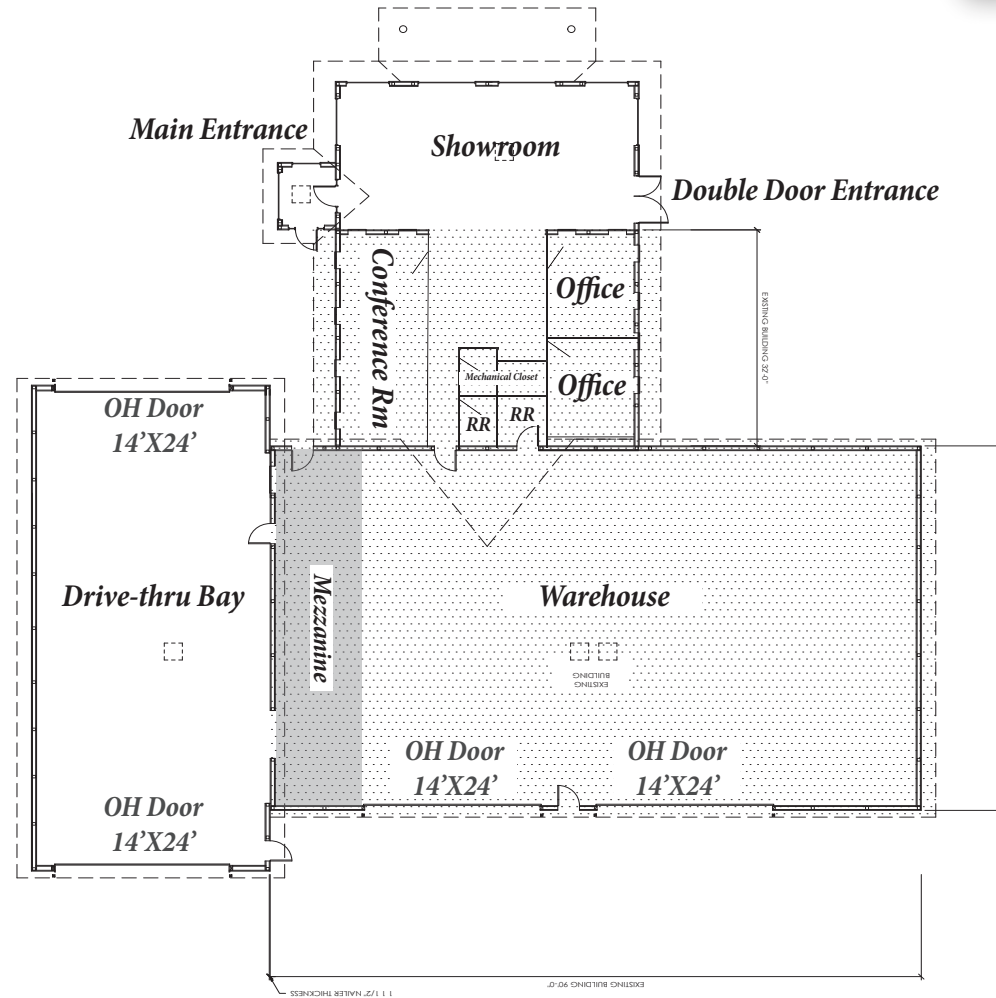
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**FLOORPLAN**



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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 |                                    |
|-------------------------|------------------------------------|
| <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 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