



# 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:*

**Gina Plooster**

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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.

## PROPERTY DETAILS



## PROPERTY OVERVIEW

- ▶ Multi-functional building great for central operations for your growing business.
- ▶ 52' x 90' warehouse with 2 OH doors and a 74' x 36' drive-thru truck bay.
- ▶ Office area has front showroom ideal for product display or client waiting area, 3-4 offices big enough for meeting rooms, and 2 restrooms.
- ▶ The building is equipped with a total of 4 OH doors (14'x24').
- ▶ Prime visibility with frontage on I-90! Situated 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.
- ▶ Zoned Light Industrial, City of Box Elder

## PROPERTY INFORMATION

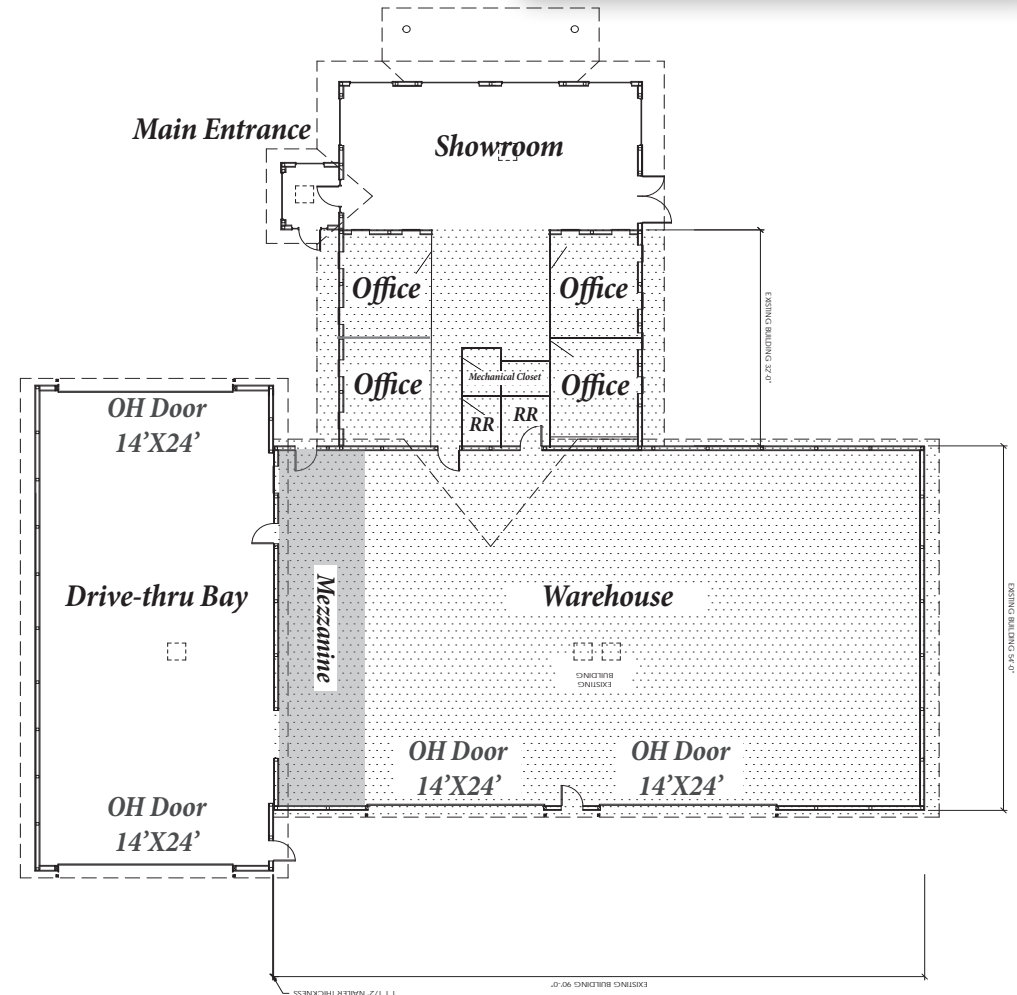
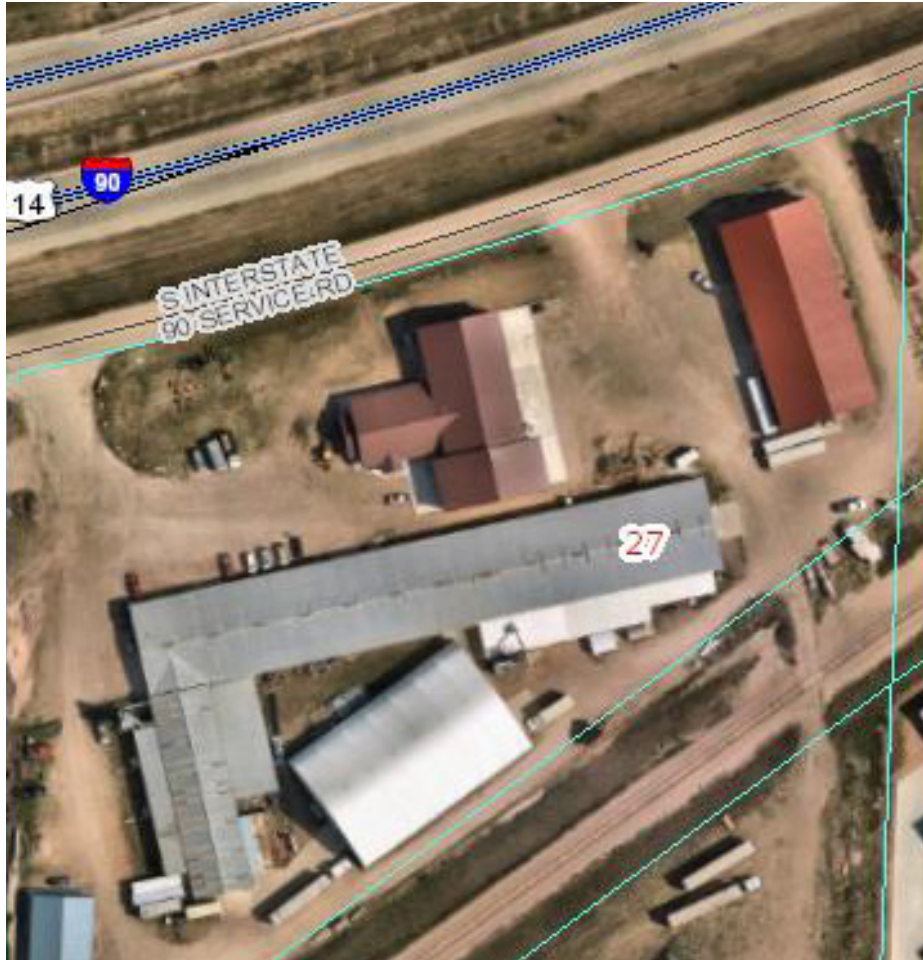
Building SQFT:	Approx. 9,584 SF
Lot Size:	6.23 Acres
Tax ID:	15170
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## LEASE INFORMATION

Lease Rate:	\$9.50/SF/YR NNN
NNN:	TBD
<b>Monthly Rent:</b>	<b>\$7,587.33 plus NNN</b>



**SITE & FLOOR PLAN**



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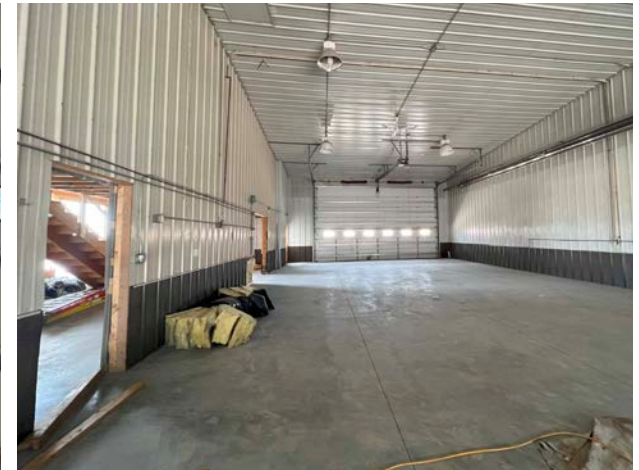
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## INTERIOR PHOTOS



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## EXTERIOR 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

<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** WalletHub—Best Places to rent

- #4** CNN Money—Best Place to Launch a Business
- #11** Forbes—Best Small City for Business

- #4** Wall Street Journal—Emerging Housing Markets
- #16** Top 100 Best Places to Live

## SOUTH DAKOTA

- #1** Best State for Starting a Business
- #2** Best Business Climate in the US
- #2** Business Tax Climate by the Tax Foundation

- #1** America's Friendliest State for Small Business
- #2** Best State for Quality of Life
- #3** US News Fiscal Stability 2019 list

- #2** Best State for Small Business Taxes
- #2** Best State for Overall Well-Being and Happiness
- #3** Small Business Policy Index 2018 list