



# WAREHOUSE UNITS FOR LEASE

1821-1825 SAMCO ROAD  
RAPID CITY, SD 57702

**FOR LEASE \$8.00-\$11.00/SF/YR NNN**



**WAREHOUSE/OFFICE | 2,616 SF - 9,032 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:*

**Dan Logan**

*Broker Associate*

**605.593.7980**

[dan@rapidcitycommercial.com](mailto:dan@rapidcitycommercial.com)

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.





1821-1825 SAMCO ROAD  
RAPID CITY, SD 57702

**PROPERTY DETAILS**

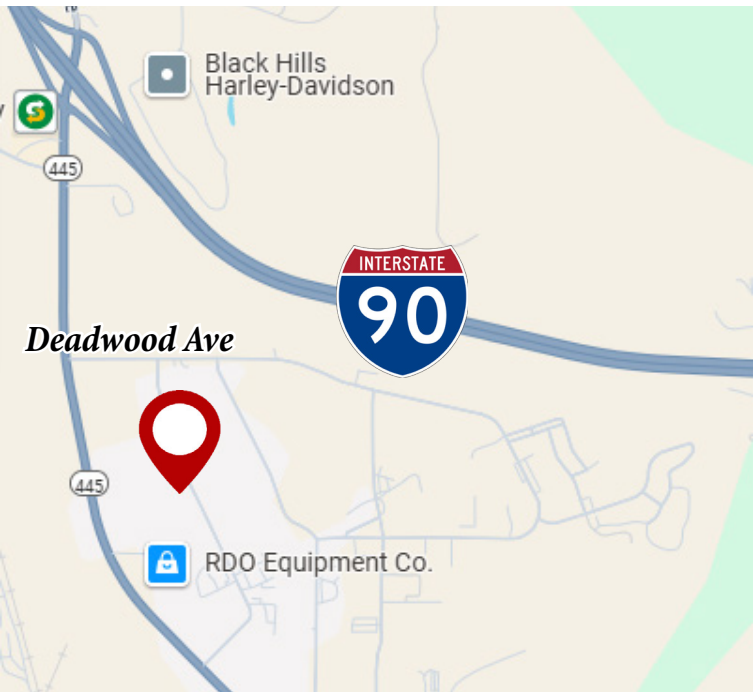


**1821 SAMCO ROAD**

- ▶ 1,200+ square foot office space on 2 levels
- ▶ Open shop area with 10'x14' OH door
- ▶ 220V 3 Phase power
- ▶ Heated shop and air conditioned office
- ▶ Freshly renovated interior offices
- ▶ New exterior paint
- ▶ Upper level with two large office spaces and storage

**LEASE INFORMATION**  
**1821 SAMCO**

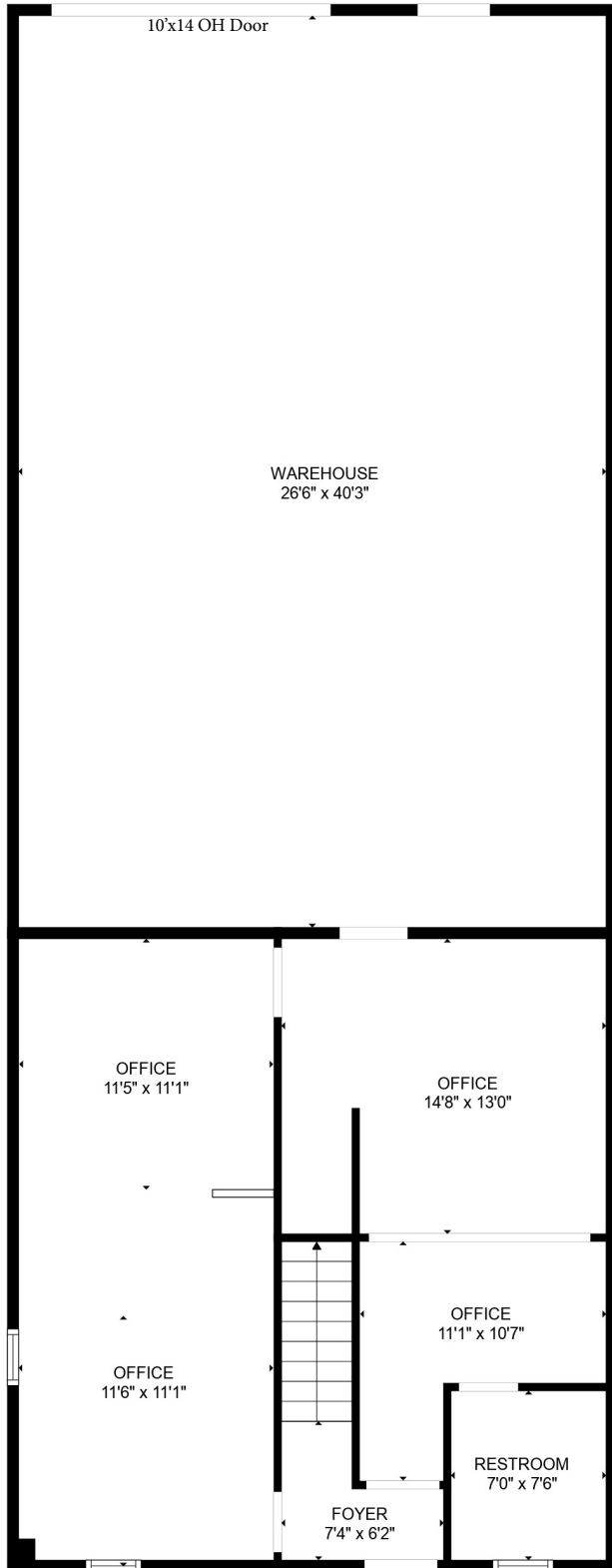
Approx SF:	2,616 SF
Zoning:	Light Industrial
Tax ID:	47939
Water/Sewer:	City
Electric:	Black Hills Electric
Gas:	Montana-Dakota Utilities
Utilities:	Tenant Responsibility
Lease Rate:	\$11.00/SF/YR NNN
NNN Rate:	\$2.00/SF/YR
Monthly:	<b>\$2,834.00 + Utilities</b>



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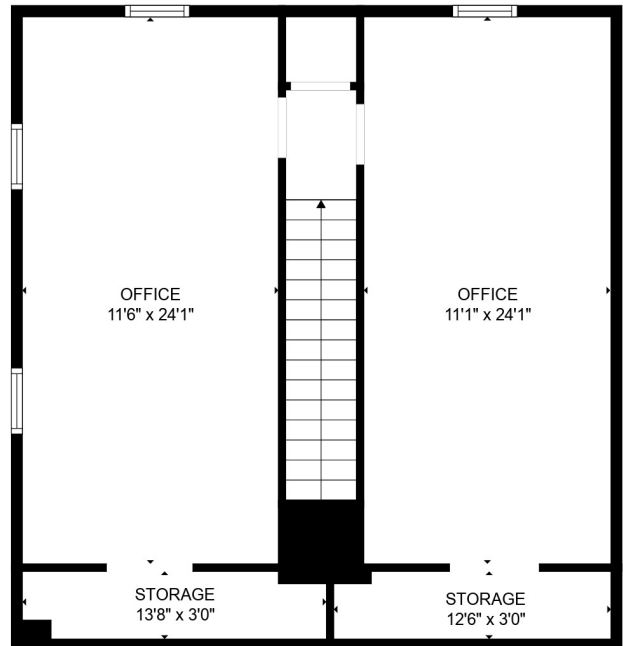
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**FLOORPLAN**



FLOOR 1

1821 SAMCO ROAD



FLOOR 2



1821 SAMCO ROAD

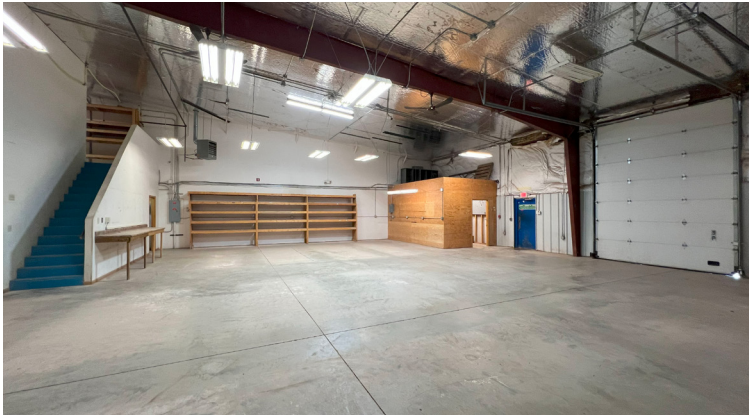
PHOTOS







1821-1825 SAMCO ROAD  
RAPID CITY, SD 57702



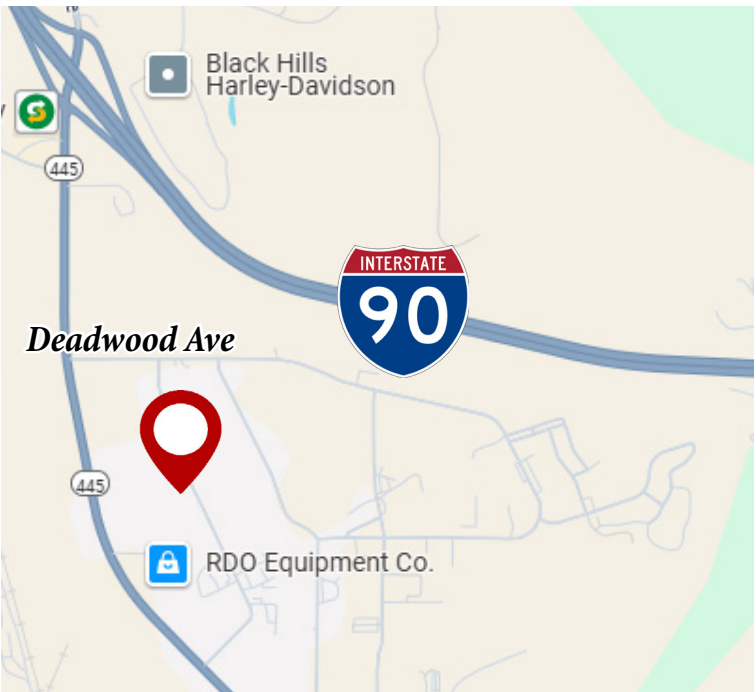
**PROPERTY DETAILS**

**1823-1825 SAMCO ROAD**

- ▶ Functional office and warehouse space with 7 individual offices, conference room, and parts room
- ▶ Upper level with large training room space
- ▶ Open shop area with 2 - 10'x14' OH doors
- ▶ 220V 3 Phase power
- ▶ Heated shop and air conditioned office
- ▶ Includes separate 1,800 SF cold storage garage, 10'x16' OH door, and yard space

**LEASE INFORMATION**  
**1823-1825 SAMCO**

Approx SF:	9,032 SF
Zoning:	Light Industrial
Tax ID:	47939
Water/Sewer:	City
Electric:	Black Hills Electric
Gas:	Montana-Dakota Utilities
Utilities:	Tenant Responsibility
Lease Rate:	\$8.00/SF/YR NNN
NNN Rate:	\$2.00/SF/YR
Monthly:	<b>\$7,526.67 + Utilities</b>



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1823-1825 SAMCO  
OFFICES

**FLOORPLAN**

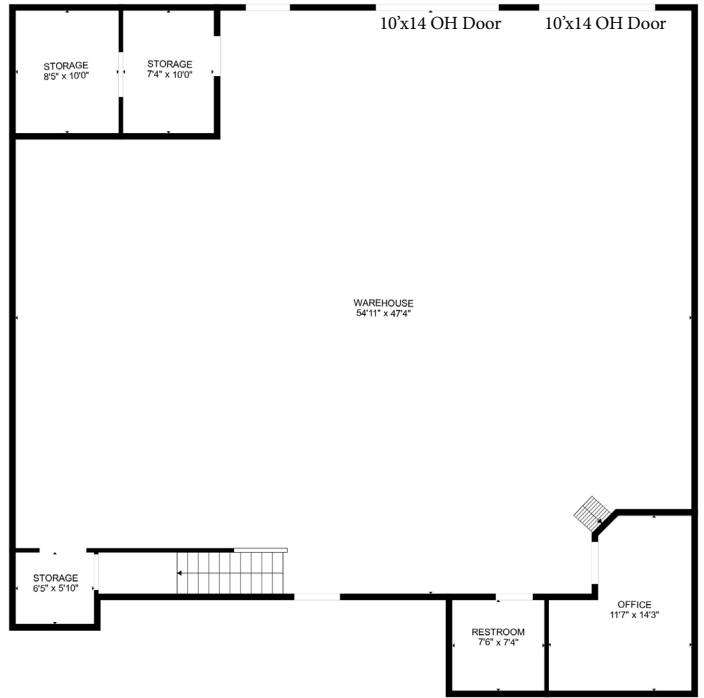
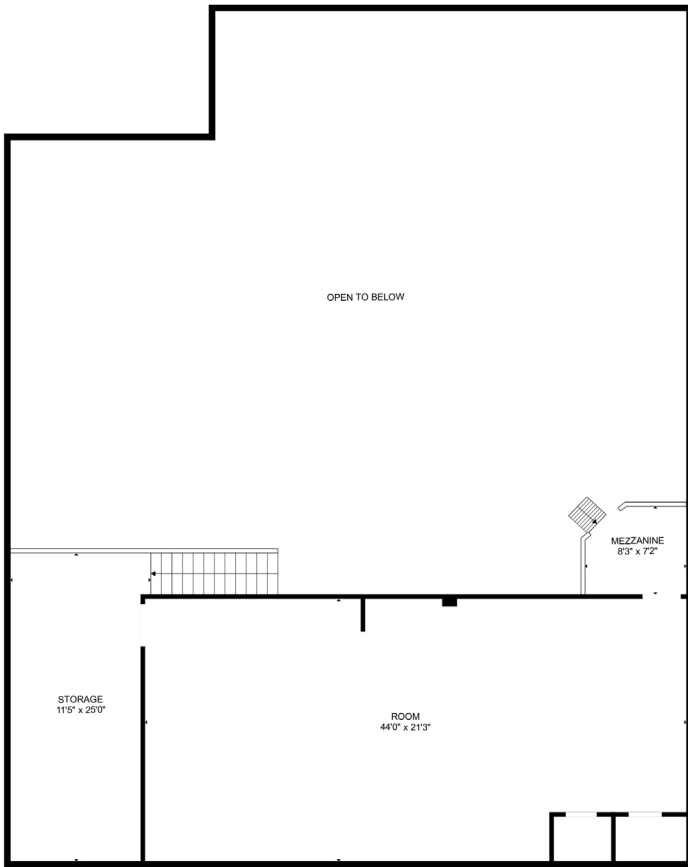




1821-1825 SAMCO ROAD  
RAPID CITY, SD 57702

1823-1825 SAMCO  
WAREHOUSE

**FLOORPLAN**





1823-1825 SAMCO

**PHOTOS**







1821-1825 SAMCO ROAD  
RAPID CITY, SD 57702

1823-1825 SAMCO

PHOTOS





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 8 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with 13.9 million visitors to South Dakota, \$3.9 billion in visitor spending, and 53,894 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	187,027
Rapid City Population Growth	2.08% YoY
Rapid City Unemployment Rate	2.3%
PUMA Median Income	\$56,531

SD TOURISM 2021

Room nights	↑	33%
Park Visits	↑	11%
Total Visitation	↑	28%
Visitor Spending	↑	28%

RAPID CITY

- #1 Outdoor Life—Best hunting and fishing town
- #4 Wall Street Journal—Emerging Housing Markets
- #11 Forbes—Best Small City for Business
- #4 CNN Money—Best Place to Launch a Business
- #4 WalletHub—Best Places to rent
- #16 Top 100 Best Places to Live

SOUTH DAKOTA

- #1 Best State for Starting a Business
- #2 Best State for Small Business Taxes
- #2 Best State for Quality of Life
- #2 Business Tax Climate by the Tax Foundation
- #3 Small Business Policy Index 2018 list
- #1 America's Friendliest State for Small Business
- #2 Best Business Climate in the US
- #2 Best State for Overall Well-Being and Happiness
- #3 US News Fiscal Stability 2019 list