



# OFFICE/WAREHOUSE FOR LEASE

1671 RAND ROAD  
RAPID CITY, SD 57701

**FOR LEASE \$12/SF/YR NNN**



**3,920 SF | 1.6 ACRES FENCED STORAGE**

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**

*Leasing Agent*

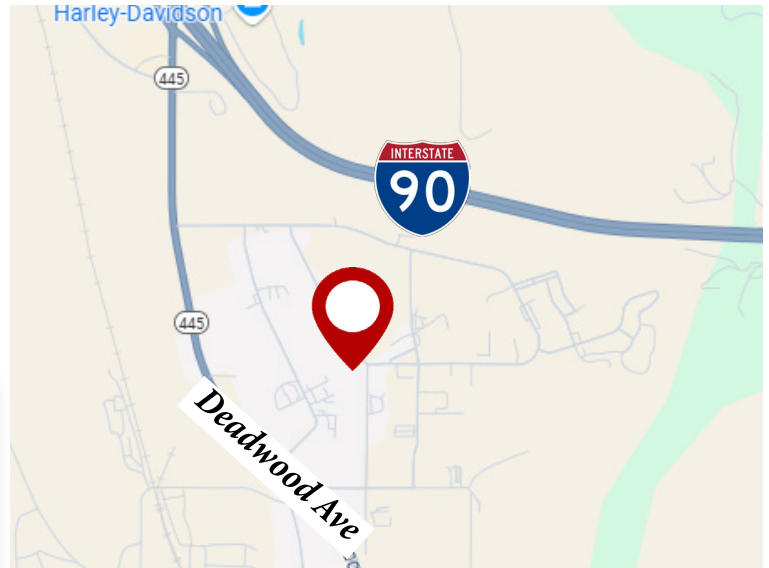
605.519.0749

[gina@rapidcitycommercial.com](mailto:gina@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.



**SUMMARY**



**LEASE INFORMATION**

|                      |                               |
|----------------------|-------------------------------|
| Building Size:       | 3,920 Square Feet             |
| Lot Size:            | 2.28 Acres                    |
| Zoning:              | Light Industrial              |
| OH Door:             | 2 -- 12x12                    |
| Water & Sewer:       | Rapid City                    |
| Electric:            | Black Hills Energy            |
| Gas:                 | Montana-Dakota Utilities      |
| Utilities:           | Tenant Responsibility         |
| Base Rent:           | \$12.00/SF/Yr                 |
| Est. NNN:            | \$2.07/SF/Yr                  |
| <b>Monthly Rent:</b> | <b>\$4,596.20 + Utilities</b> |

**PROPERTY HIGHLIGHTS**

- ▶ Front reception area, 4-5 offices, and 3 restrooms
- ▶ Built-in desks, file cabinets, and shelves in offices
- ▶ 2,720 square foot heated shop with 2 - 12x12 overhead doors and 12 foot sidewalls
- ▶ 1.6 acre fenced gravel lot behind building
- ▶ Additional mezzanine storage in shop
- ▶ Excess unfenced acreage for parking north of building
- ▶ 3 phase power and new lighting in shop



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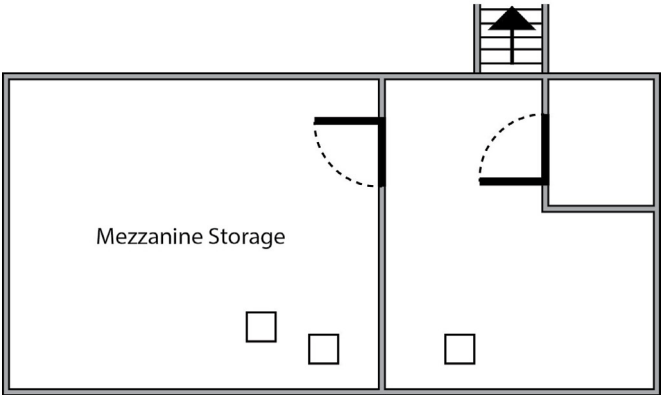
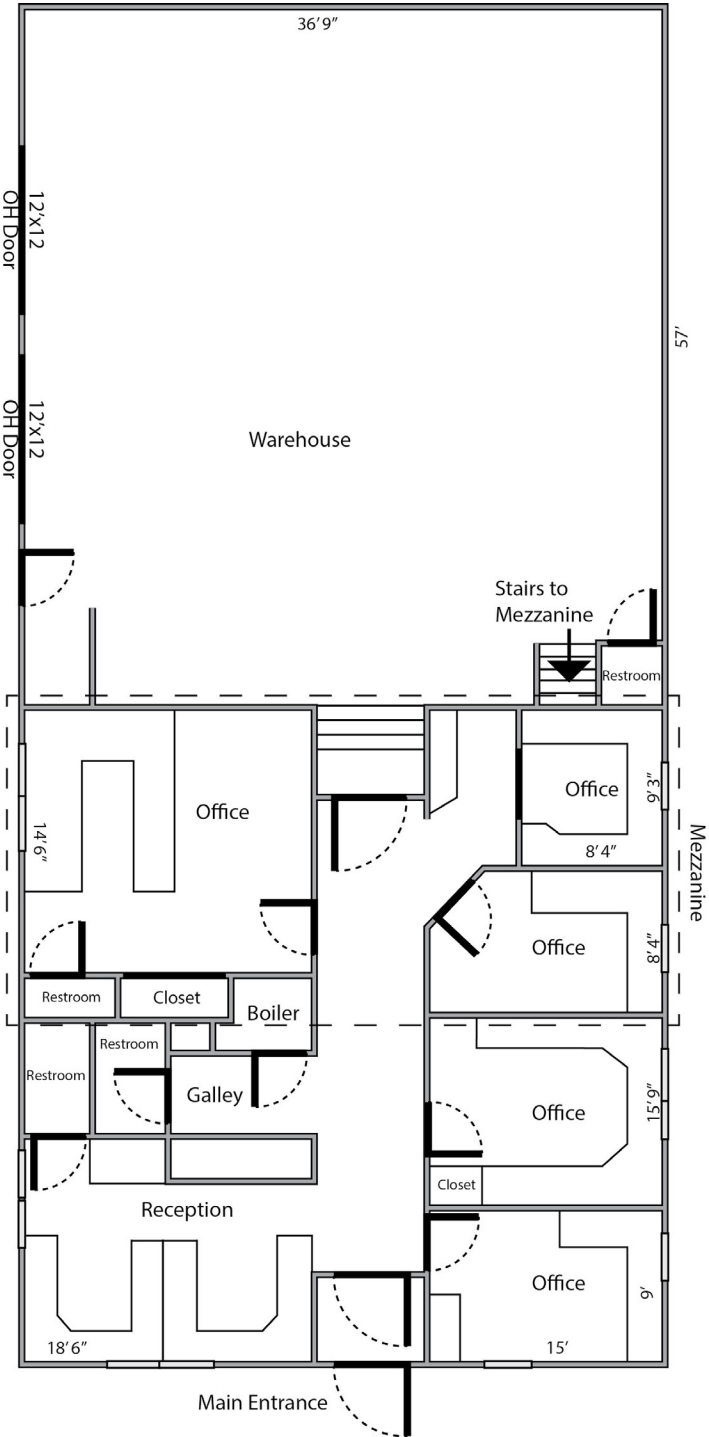
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**FLOORPLAN**



*\*Not to scale*

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**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 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**

|                  |   |     |
|------------------|---|-----|
| 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