



# WAREHOUSE FOR SALE OR LEASE

940 KENNEL DRIVE  
RAPID CITY, SD 57703

**FOR LEASE \$9/SF/YR NNN**

**FOR SALE \$1,575,000**



**WAREHOUSE FOR SALE—13,568 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:*

**Chris Long**, SIOR, CCIM

*Commercial Broker*

**605.939.4489**

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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.



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**PROPERTY OVERVIEW**

**PROPERTY SUMMARY**

This versatile warehouse with front office is conveniently located south of Hwy 44 near Western Dakota Tech, with easy access to Elk Vale/Hwy 16 Bypass, Cambell Street/Hwy 79, and I-90. A former US Foods distribution center and most recently used for wine production, the building has existing infrastructure for refrigeration and features five loading docks, and a one 8x10 grade level overhead door. The 2.23-acre lot offers ample outdoor storage, while the office space includes a break room, locker room, conference room, and private office and large cubicle space. Equipped with 3-phase power, this property is ideal for warehousing, logistics, manufacturing, or cold storage.

**PROPERTY INFORMATION**

Parcel ID:	38-05-179-020
Acres:	2.23
Square Feet:	Office (3,168 SF), Warehouse (10,400)
Tax ID:	55859
Taxes (2024):	\$13,096.08
Special Assessments:	\$660.54
Legal Description:	SALE BARN SUBD; LOT 6R; LOT 7 Township 1 North, Range 8 East, Section 5
Water:	Rapid City
Sewer:	Rapid City
Electric:	Black Hills Energy

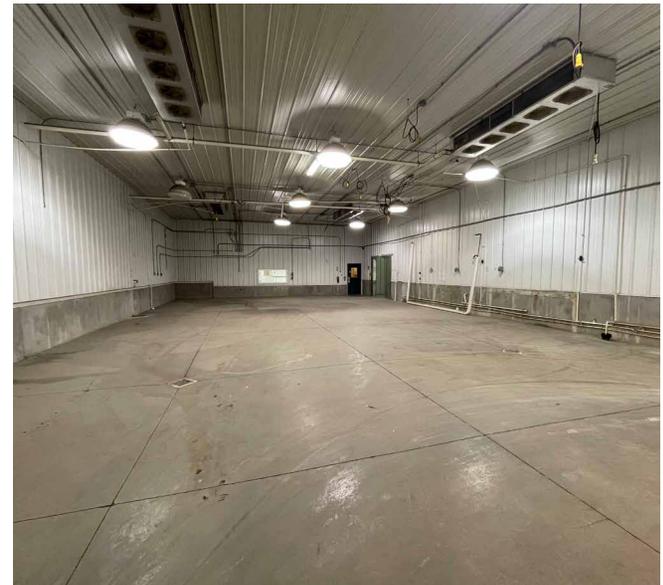
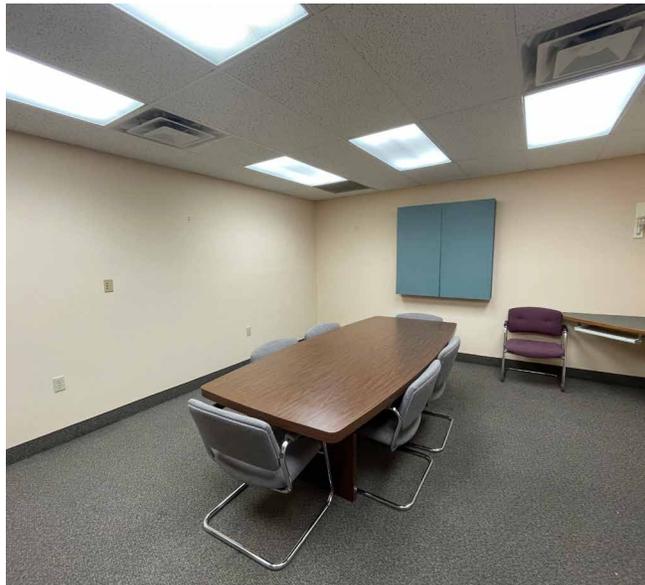
**INVESTMENT HIGHLIGHTS**

- ▶ Warehouse with a front office located south of Hwy 44 near Western Dakota Tech. Offers convenient access to Elk Vale/ Hwy 16 Bypass, Cambell Street/Hwy 79 and I-90.
- ▶ Former distribution warehouse for US Foods and most recently used for wine production. Infrastructure in place for refrigeration.
- ▶ (5) exterior loading docks, (4) 9’x8’ with bumpers, (1) 9’x10’ - and (1) 8’x10’ grade level OH door.
- ▶ 2.23 acre lot with plenty of room for outside storage.
- ▶ Open office configuration with break room, locker room, conference room and private office.
- ▶ 3-phase power w/ 800 Amp panel

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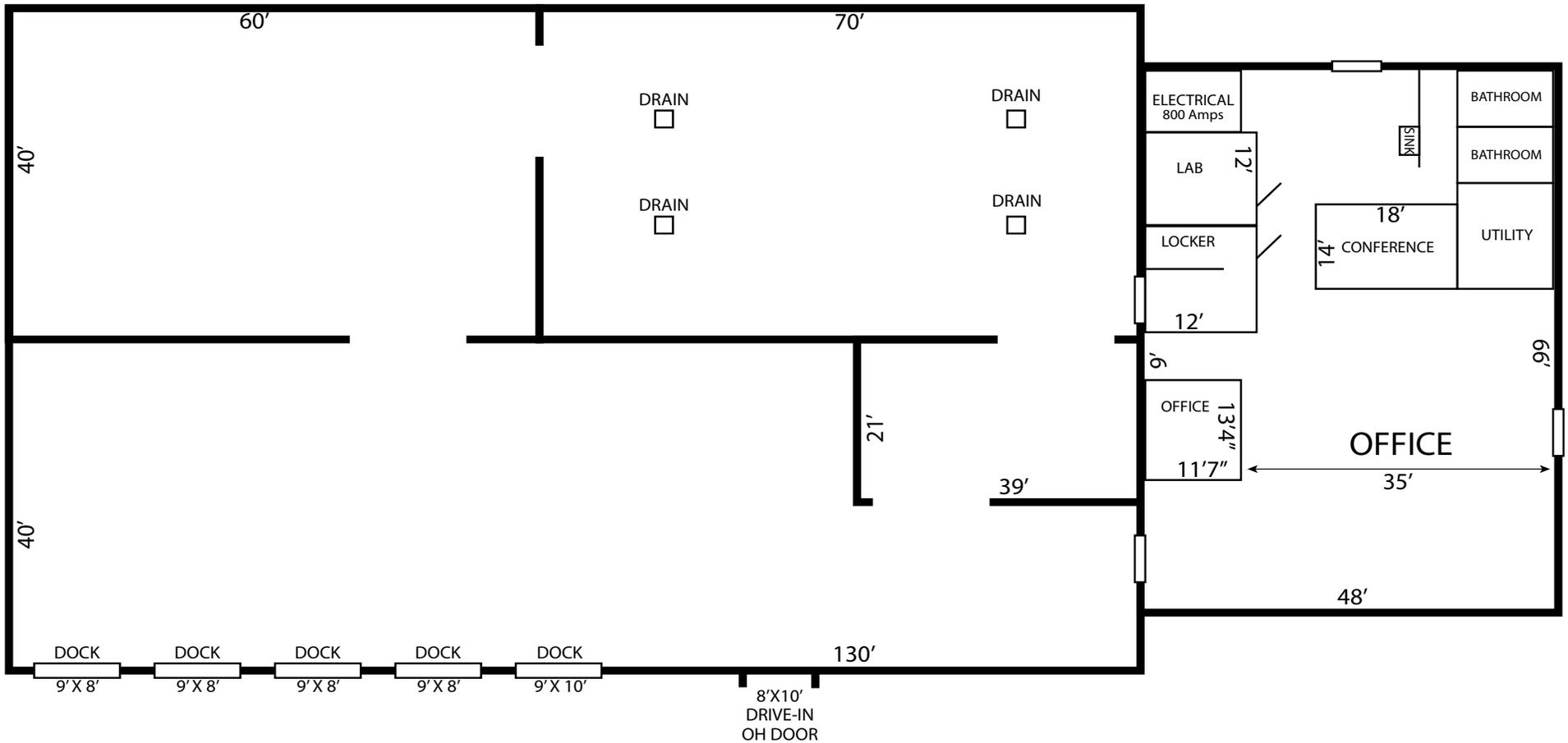
**PHOTOS**

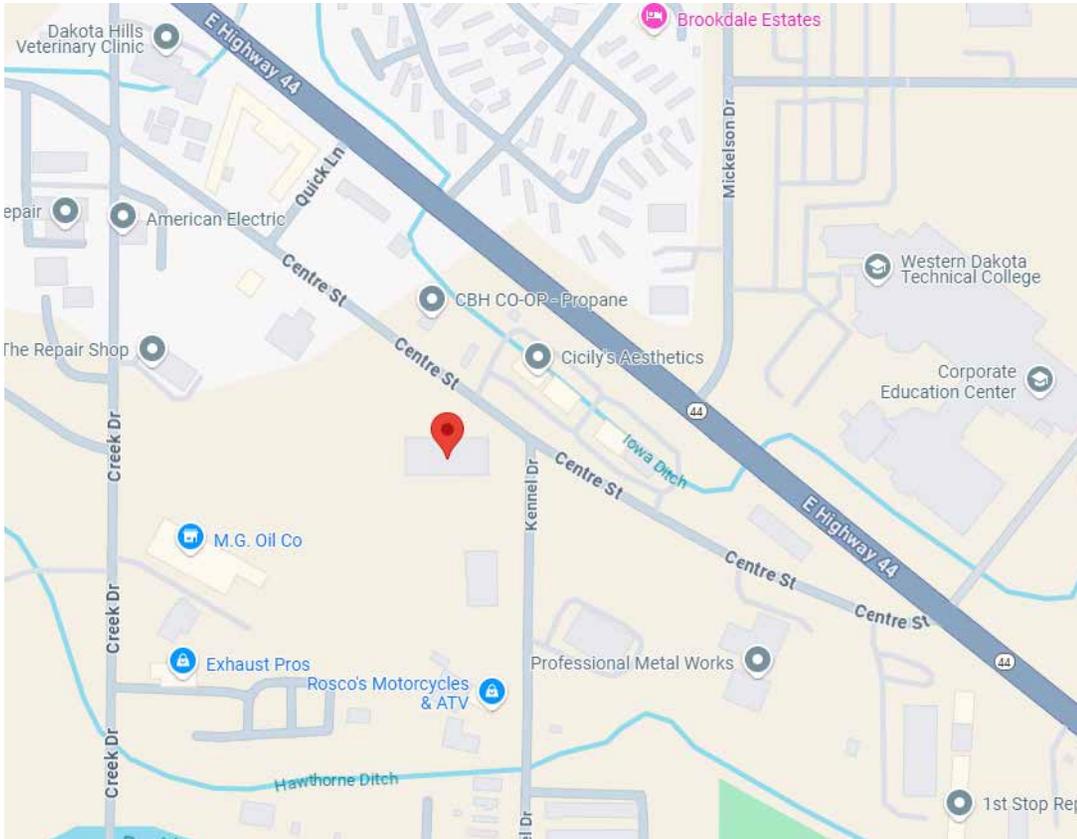




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FLOORPLAN





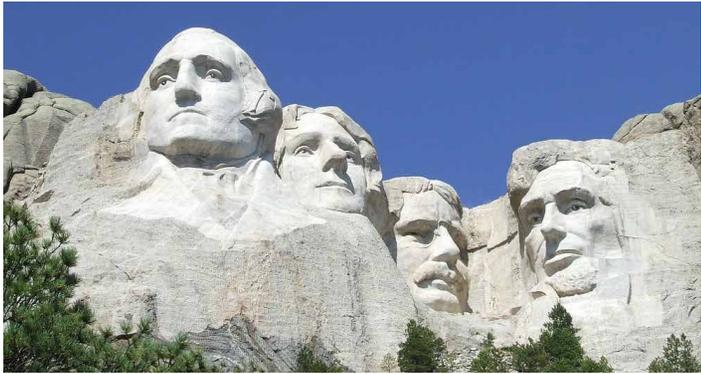
STATISTICS

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	
NO	corporate income tax
NO	franchise or capital stock tax
NO	personal property or inventory tax
NO	personal income tax
NO	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 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



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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 from or for 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.

### KW RAPID CITY COMMERCIAL

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Each Office Independently Owned and Operated

PRESENTED BY:

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