



WAREHOUSE UNIT FOR LEASE

5632 FARGO LANE #108
RAPID CITY, SD 57702

FOR LEASE \$12.00/SF/YR NNN



LEASE INFORMATION

UNIT #108

Unit Size:	1,800 SF
Tax ID:	73225
Lease Rate:	\$12.00/SF/YR
Est. NNN:	\$3.45/SF/YR
Monthly Rent:	\$2,317.50



1,800 SF | 12' OH DOOR | 14' SIDEWALLS

PROPERTY OVERVIEW

- ▶ Move-in ready!
- ▶ Vanilla shell built out includes a restroom and mechanical room with furnace heat.
- ▶ Clean space, perfect for light production, workshop or storage use.
- ▶ 12'x12' OH door with smart garage monitoring
- ▶ Situated inside the Spring Creek Plaza, a well maintained location off E Catron Blvd in the SE side of Rapid City.
- ▶ Ideal location for medical related business in Rapid City's medical corridor
- ▶ Security cameras, heated sidewalk, and new landscaping
- ▶ Unit includes fire sprinkler and 95% efficient gas furnace

KW Commercial

Your Property—Our PrioritySM

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605.335.8100 | www.RapidCityCommercial.com
Keller Williams Realty Black Hills

EXCLUSIVELY LISTED BY:

Gina Plooster

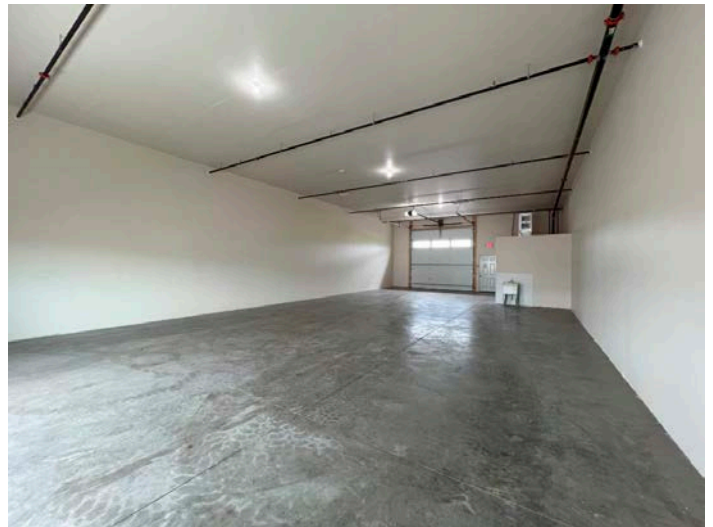
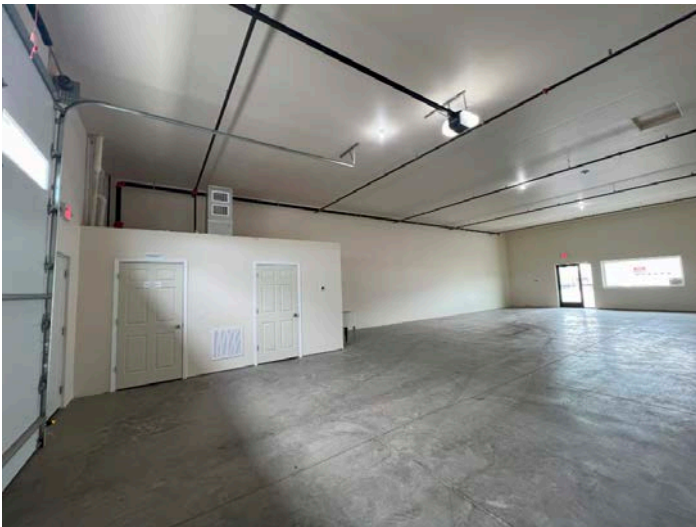
Leasing Agent

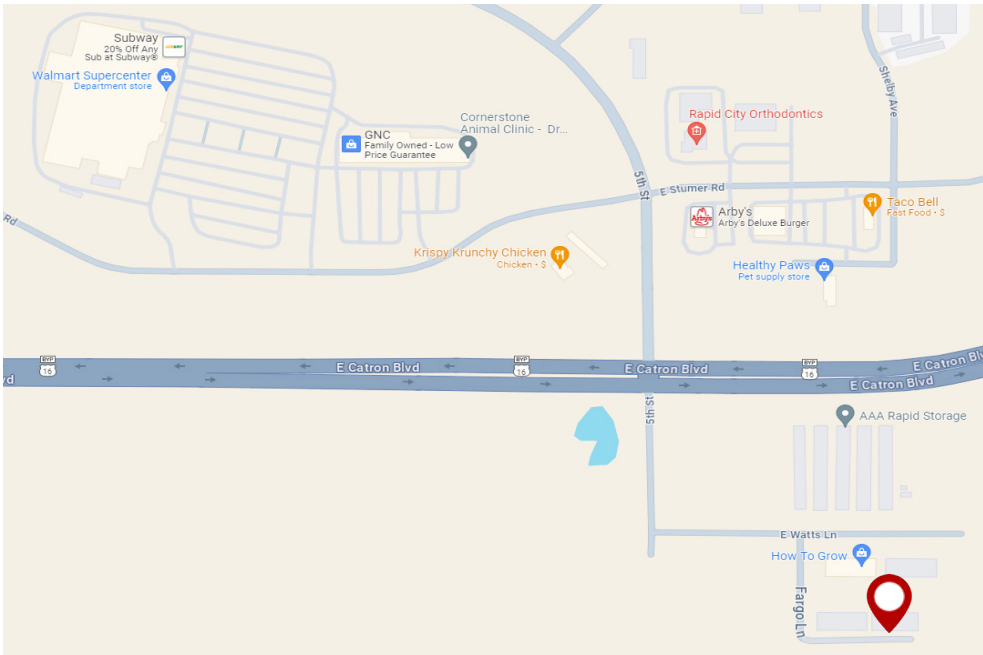
605.519.0749

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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.

PHOTOS

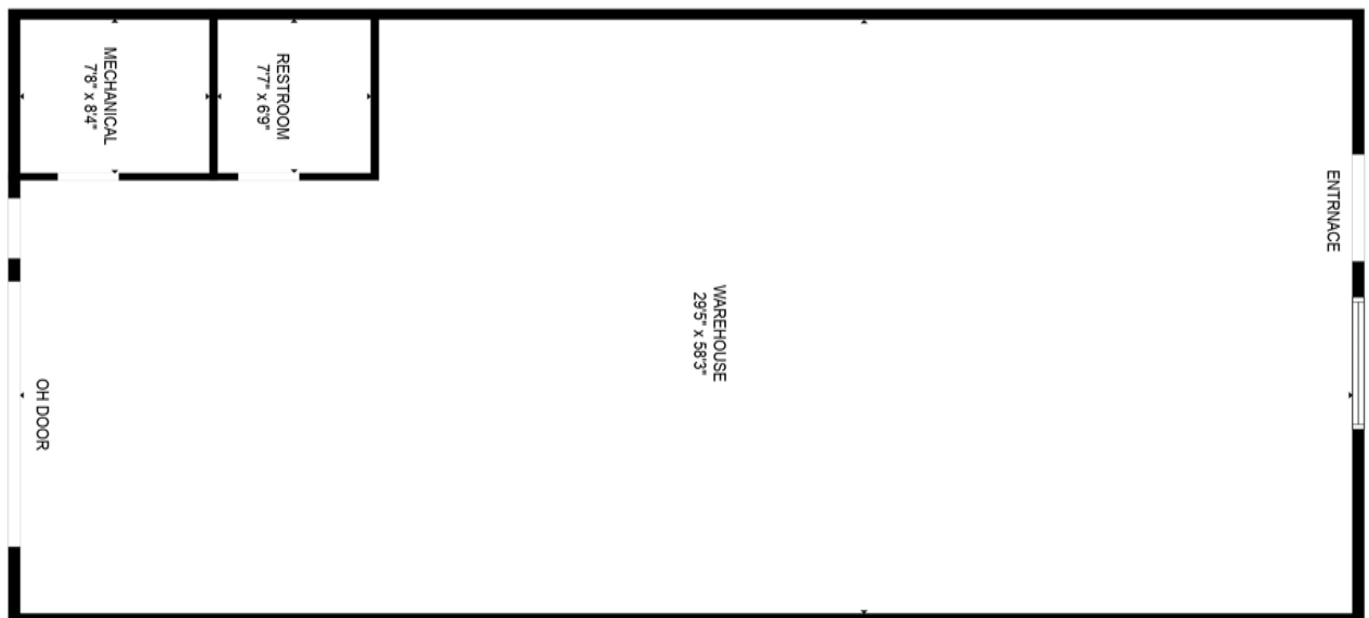




LOCATION HIGHLIGHTS

- ▶ In the vicinity of many popular amenities, high traffic shopping center, several dining options, and the Walmart Super Center.
- ▶ Fast growing residential development in the surrounding area.

Floorplan - #108





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

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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KW RAPID CITY COMMERCIAL

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