

NEW CONSTRUCTION WAREHOUSE UNITS

2375 TAGGART ROAD
RAPID CITY, SD 57701

FOR LEASE \$8.33/SF/YR NNN



TWO UNITS AVAILABLE | 2,574 SF OR 2,904 SF



EXCLUSIVELY LISTED BY:

Dan Logan

Broker Associate

605.593.7980

dan@rapidcitycommercial.com

Keller Williams Realty Black Hills | 2401 West Main Street, Rapid City, SD 57702 | 605.335.8100 | www.RapidCityCommercial.com

2375 TAGGART ROAD
RAPID CITY, SD 57701

PROPERTY OVERVIEW

PROPERTY INFORMATION

Tax ID	64339
Lot Size	2.64 Acres
Total Building Size	10,956 SF
Zoning	Light Industrial
Water & Sewer	Rapid City
Electric	West River Electric
Gas	Montana-Dakota Utilities
Utilities	Tenant Pays

INVESTMENT HIGHLIGHTS

- ▶ New construction! Conveniently located just minutes from I-90.
- ▶ Each functional unit has a 12' x 14' OH door and fully finished interior with a restroom, 200 amp power, heat, and fire sprinklers.
- ▶ Front row parking and easy access for tenants.
- ▶ Brand new asphalt parking lot.
- ▶ Video: <https://youtu.be/n5z-OiqFq-Q?feature=shared>

AVAILABLE LEASE OPTIONS

UNITS A-D

Unit Size:	2,574 SF or
Lease Rate:	\$8.48/SF/YR NNN or
Est. NNN:	\$2.00/SF/YR
Monthly Rent:	\$2,250

Unit Size:	2,904 SF
Lease Rate:	\$8.33/SF/YR NNN
Est. NNN:	\$2.00/SF/YR
Monthly Rent:	2,500

2375 TAGGART ROAD
RAPID CITY, SD 57701

PHOTOS

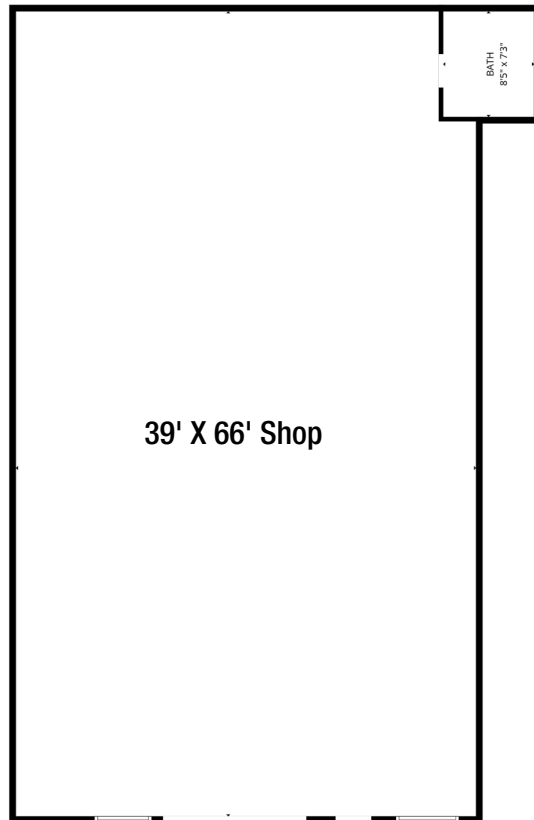


2375 TAGGART ROAD
RAPID CITY, SD 57701

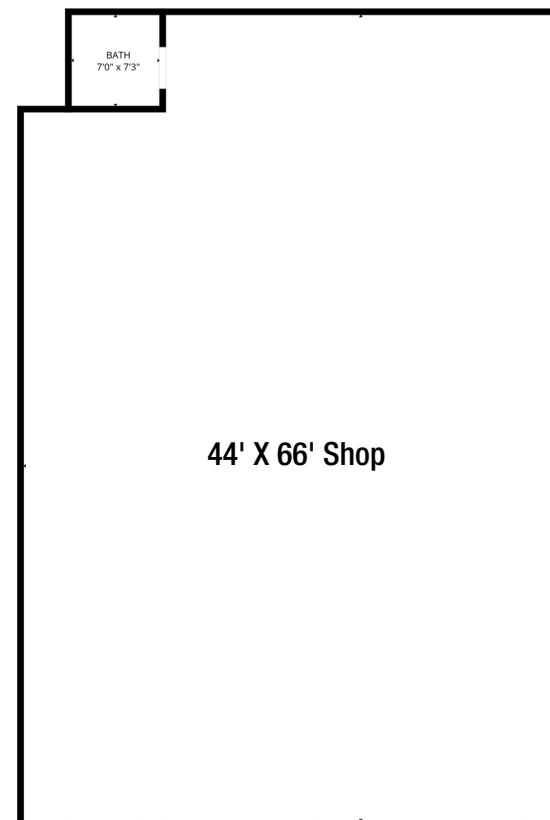
FLOOR PLAN

Quarter Units

2,574 SF Units



2,904 SF Units



2375 TAGGART ROAD
RAPID CITY, SD 57701

SITE LAYOUT



2375 TAGGART ROAD RAPID CITY, SD 57701

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 - Mount Rushmore - bringing millions of tourists from all over the world to Western South Dakota every year. For the past 10 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with **14.9 million visitors to South Dakota, \$5.09 billion in visitor spending, and 58,824 jobs sustained** by the tourism 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 Metro Population	156,686
Rapid City Population Growth	3.05% YoY
Rapid City Unemployment Rate	1.9%
Household Median Income	\$65,712

SD TOURISM 2024 STATISTICS

Room Nights	5.2 M Booked
Park Visits	8.7 M Visitors
Total Visitation	14.9 M Visitors
Visitor Spending	\$398.7 M in Revenue

RAPID CITY

- #1** AreaDevelopment—Leading Metro in the Plains
- #10** CNN Travel—Best American Towns to Visit

- #1** US Census—Fastest-Growing City in Midwest
- #17** Milken Institute—Best-Performing Small City

- #4** Realtor.com—Emerging Housing Markets
- #33** WalletHub—Happiest Cities in America

SOUTH DAKOTA

- #1** Business Tax Climate Index
- #2** States with Best Infrastructure
- #3** Business Friendliness

- #1** Most Stable Housing Markets
- #3** Best States for Business Costs
- #4** Forbes Best States for Starting a Business

- #2** Fastest Job Growth
- #3** Long-Term State Fiscal Stability
- #5** Best States to Move To

**2375 TAGGART ROAD
RAPID CITY, SD 57701**

DISCLAIMER

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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 for or from 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.

