

PLANT STREET OFFICE & FLEX FACILITY WITH GARAGE

2821 PLANT STREET
RAPID CITY, SD 57701

FOR LEASE \$10.00/SF/YR NNN



13,392 SF | OFFICE, FLEX & GARAGE
1.59-ACRES FENCED SITE

EXCLUSIVELY LISTED BY:

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Keller Williams Realty Black Hills

2821 PLANT STREET RAPID CITY, SD 57701

PROPERTY DETAILS

SITE & BUILDING INFORMATION

Total Building Size	13,392 SF
Land Size	1.59 Acres
Office Size	4,480 SF
Flex Space Size	5,376 SF
Detached Garage Size	1,296 SF
Year Built	1992
Zoning	General Commercial
Parking	34 spots, paved, off-street
Overhead Door	2: 8' x 8' (warehouse), 10' x 12' (detached garage)
Power	3-phase

LEASING DETAILS

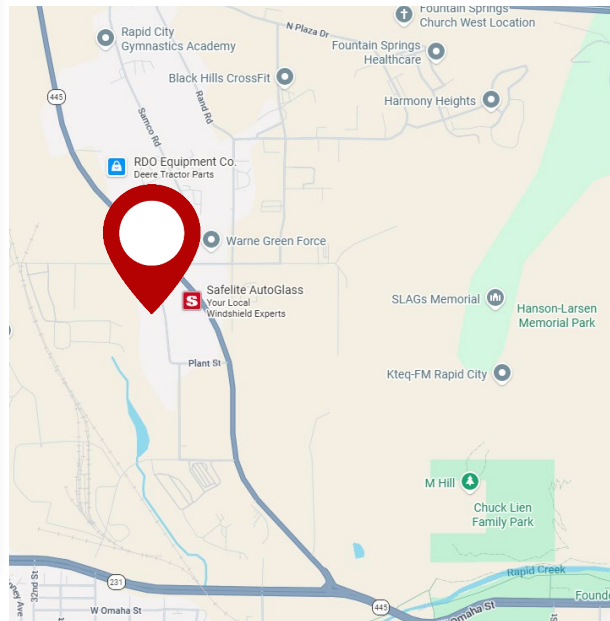
Tax ID	46028
Base Rent	\$10.00/SF/YR
NNN	\$1.18/SF/YR
Total Lease Rate	\$11.18/SF/YR
Utilities	Tenant responsible for all utilities: gas, electric, water, sewer, trash & snow removal
Monthly Rent	\$12,476.88
Tenant Improvements	\$5.00/SF

LEASE HIGHLIGHTS

- ▶ 13,392 SF total including a 12,096 SF main building with office, open flex, and warehouse space, plus a 1,296 SF detached garage with 10' x 12' overhead door
- ▶ Established office layout with private offices, reception, and conference areas
- ▶ Multiple open flex areas suited for training, studio, lab, or assembly use
- ▶ Warehouse and storage area with 8' x 8'

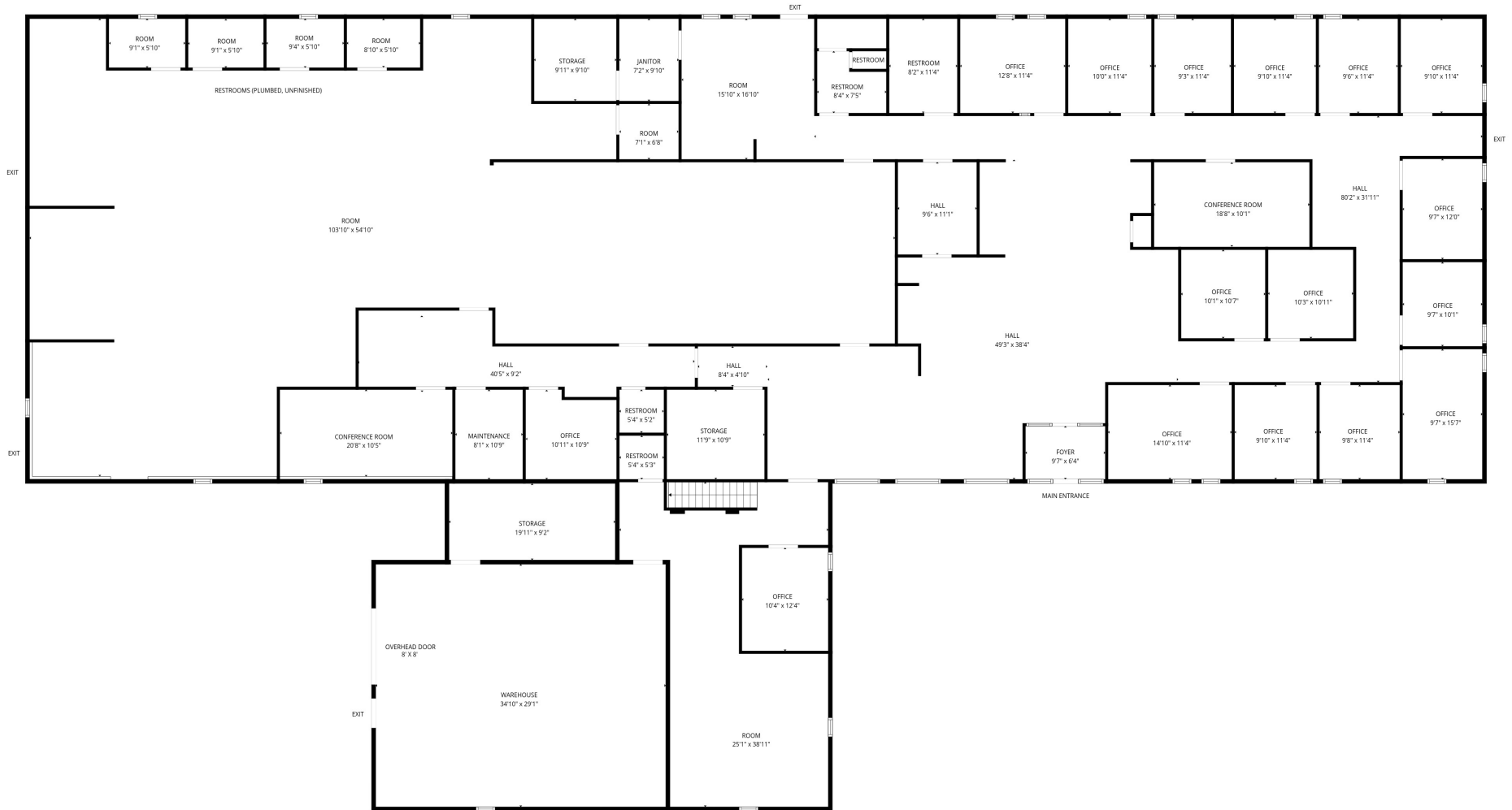
overhead door for light operations

- ▶ Multiple plumbing rough-ins for restrooms or specialized buildout
- ▶ 1.59-acre site with fenced yard supporting outdoor storage and equipment
- ▶ Segmented layout supports multi-department use
- ▶ Tenant improvement allowance available



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FLOOR PLAN



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OFFICE PHOTOS



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WAREHOUSE & FLEX SPACE PHOTOS



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EXTERIOR 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 - 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

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
- #4** Realtor.com—Emerging Housing Markets
- #33** WalletHub—Happiest Cities in America
- #2** Fastest Job Growth
- #3** Long-Term State Fiscal Stability
- #5** Best States to Move To

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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.

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