

CONTRACTOR-READY OFFICE + WAREHOUSE

2507 E ST PATRICK STREET
RAPID CITY, SD 57703

FOR LEASE \$12.00/SF/YR NNN



5,672 SF | 15 OFFICES | 3-PHASE POWER

EXCLUSIVELY LISTED BY:

Gina Plooster

Broker Associate

605.519.0749

gina@rapidcitycommercial.com

Dan Logan

Broker Associate

605.593.7980

dan@rapidcitycommercial.com



KW Commercial

2401 W Main St, Rapid City, SD 57702

605.335.8100

www.RapidCityCommercial.com

Keller Williams Realty Black Hills

2507 E ST PATRICK STREET RAPID CITY, SD 57703

PROPERTY DETAILS

SITE & BUILDING INFORMATION

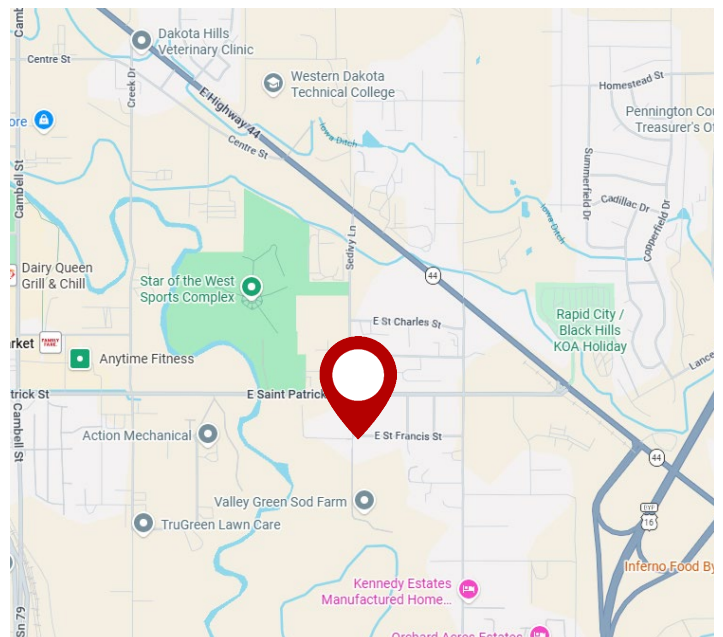
Building Size	5,672 SF
Land Size	3.14 acres
Office Size	4,200 SF
Warehouse Size	1,400 SF
Office Count	Up to 15
Ceiling Height	14' in warehouse
Overhead Door	12' x 14'
Power	3-phase
Year Built	2019
Zoning	Light Industrial
Parking	Paved parking in front + additional yard parking
Site Configuration	Drive-around access supporting circulation and operations

LEASING DETAILS

Base Rent	\$12.00/SF/YR
NNN	\$2.50/SF/YR
Monthly Rent	\$6,853.66 + utilities

LEASE HIGHLIGHTS

- ▶ Office and warehouse facility designed for contractor and service-based users needing both workspace and operational capacity in one location
- ▶ High office count with up to 15 offices, large conference room, reception, and kitchen supporting team-based operations
- ▶ Warehouse with 3-phase power, 12'–14' clear height, and 12' x 14' overhead door for equipment, storage, or light industrial use
- ▶ Built-in desks and existing office infrastructure in place for immediate occupancy
- ▶ Flexible layout allows for reconfiguration of office space to support expanded warehouse or shop needs
- ▶ Located near Elk Vale Rd and Hwy 44
- ▶ Ideal for businesses combining administrative operations with hands-on field or shop work



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.

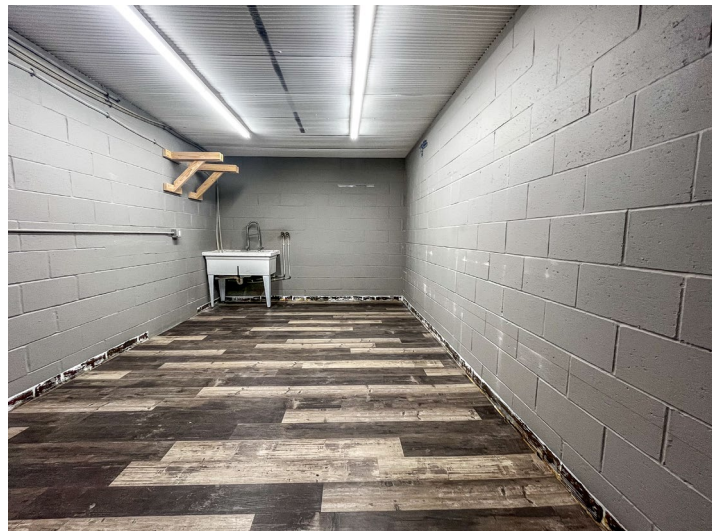
2507 E ST PATRICK STREET
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FLOOR PLAN



2507 E ST PATRICK STREET
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PHOTOS



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WAREHOUSE 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
- #1 US Census—Fastest-Growing City in Midwest
- #4 Realtor.com—Emerging Housing Markets
- #10 CNN Travel—Best American Towns to Visit
- #17 Milken Institute—Best-Performing Small City
- #33 WalletHub—Happiest Cities in America

SOUTH DAKOTA

- #1 Business Tax Climate Index
- #1 Most Stable Housing Markets
- #2 Fastest Job Growth
- #2 States with Best Infrastructure
- #3 Best States for Business Costs
- #3 Long-Term State Fiscal Stability
- #3 Business Friendliness
- #4 Forbes Best States for Starting a Business
- #5 Best States to Move To

DISCLAIMER

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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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