

TAGGART ROAD INDUSTRIAL FACILITY WITH YARD & LOADING DOCKS

2340 TAGGART ROAD
RAPID CITY, SD 57701

FOR SALE \$1,885,000



18,480 SF | 3.4 ACRES

EXCLUSIVELY LISTED BY:

Chris Long, SIOR, CCIM
Commercial Broker
605.939.4489
chris@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

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RAPID CITY, SD 57701**

PROPERTY DETAILS

SITE & BUILDING INFORMATION

Building Size	18,480 SF
Warehouse	15,120 SF
Office	3,360 SF (unfinished)
Land Area	3.4 Acres
Fenced Yard	350' x 165'
Ceiling Heights	15' & 18'
Drive-Through Doors	22' x 16' (2)
Grade-Level Door	14' x 14' (1)
Dock-High Doors	8' x 10' (2) w/levelers
Pick-Up Height Doors	6' x 8' (3)
Year Built	2007
Zoning	Light Industrial
Parking	On-Site, 25

TRANSACTION DETAILS

Offering Price	\$1,885,000
Parcel ID	21-28-227-005
Tax ID	58217
Taxes (2025)	\$23,187.80
Legal Description	I-90 HEARTLAND BUSINESS PARK;BLOCK 1; LOT 7 Township 2 North, Range 8 East, Section 28

UTILITIES

Water & City	Rapid City
Electric	West River Electric
Gas	Montana-Dakota Utilities

PROPERTY OVERVIEW

Industrial facility delivering secured yard, dock-high loading, drive-through capability, and integrated office within a single 18,480 SF layout.

Situated on 3.4 acres, the property includes 15,120 SF of warehouse and 3,360 SF of office area currently in shell condition for future customization. The site features paved front parking and a fenced 350' x 165' gravel yard with a poured concrete pad suited for equipment staging or expansion. Located along Taggart Road with direct access to Elk Vale Road and I-90, the property supports contractor, distribution, and service-based users within an established industrial corridor.

The warehouse is divided into two functional sections. The first includes a 14' x 14' overhead door, floor drain, 15' ceiling height, gas heat, and a built-in second-floor mezzanine with storage and office/breakroom space. The second has 18' ceiling height, two 22' x 16' drive-through doors, two dock-high doors with levelers, three pickup-height doors, and in-floor radiant heat. A removable mezzanine provides additional storage while preserving clear-span flexibility.

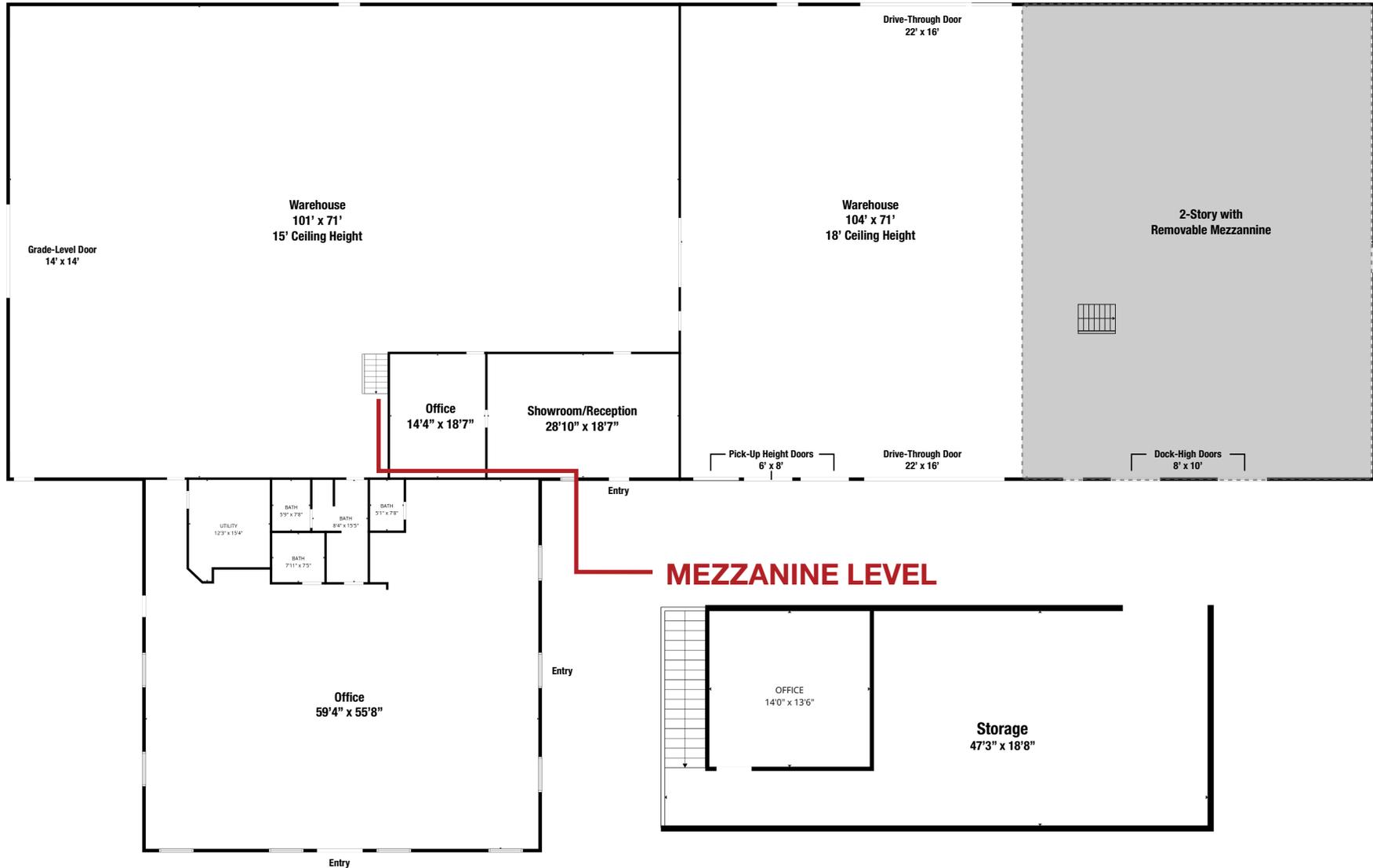
The finished reception and showroom with attached office supports customer interaction, and three restrooms serve both office and warehouse areas.

INVESTMENT HIGHLIGHTS

- ▶ Secured 350' x 165' yard supporting fleet and equipment storage
- ▶ Drive-through and dock-high loading within one facility
- ▶ Two warehouse areas for operational separation
- ▶ Built-in mezzanine with office/breakroom
- ▶ Removable mezzanine for clear-span flexibility
- ▶ Reception and showroom component for counter sales use
- ▶ Concrete pad with foundation for expansion or staging
- ▶ I-90 access via Elk Vale Rd supporting regional distribution

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FLOOR PLAN



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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WAREHOUSE PHOTOS



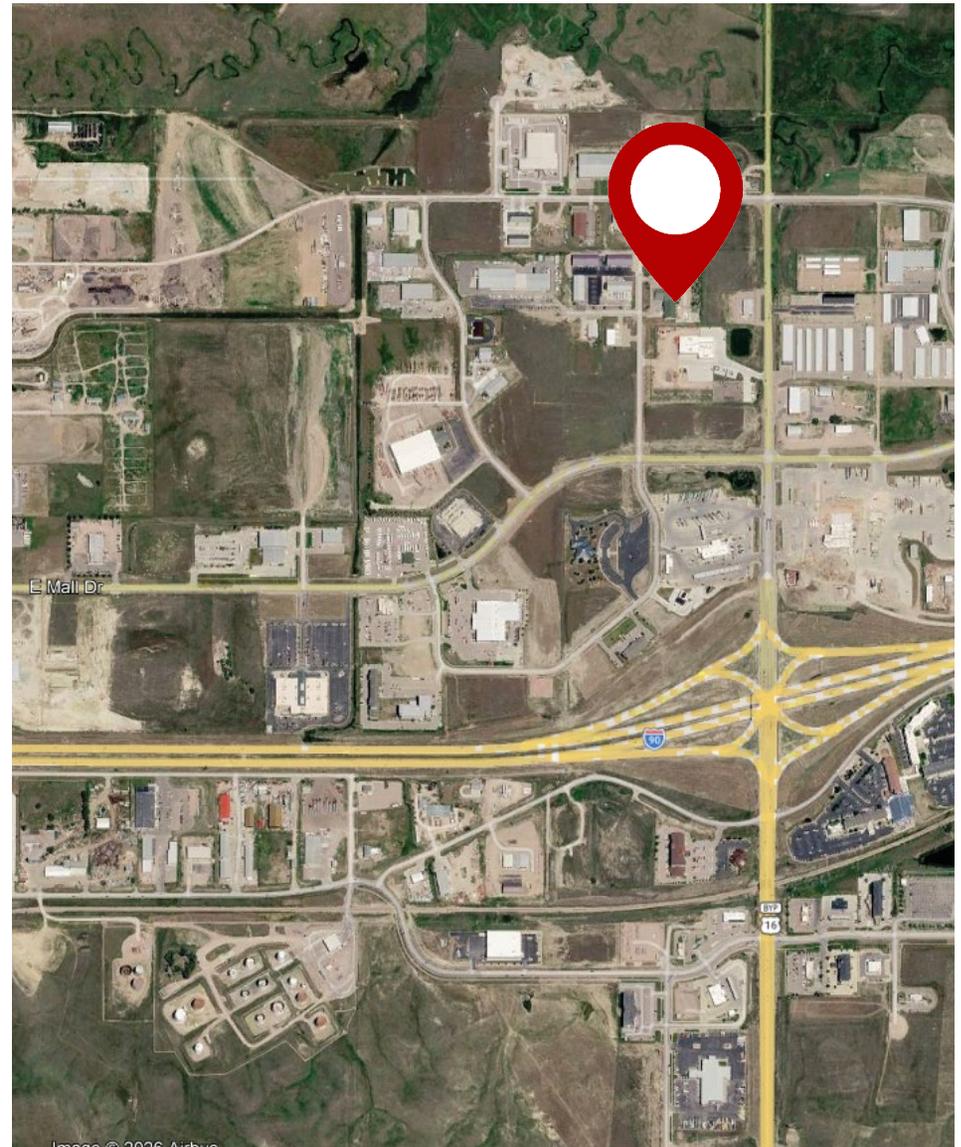
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OFFICE PHOTOS



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LOCATION OVERVIEW



STATISTICS

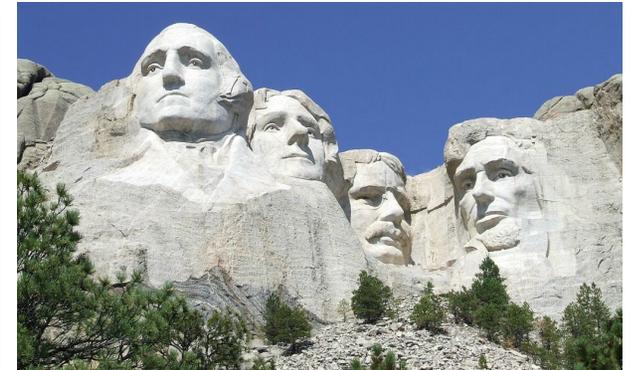
WELCOME TO SOUTH DAKOTA AND THE BLACK HILLS!

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
- #10** CNN Travel—Best American Towns to Visit
- #17** Milken Institute—Best-Performing Small City

SOUTH DAKOTA

- #1** Business Tax Climate Index
- #1** Most Stable Housing Markets
- #2** States with Best Infrastructure
- #3** Best States for Business Costs
- #3** Business Friendliness
- #4** Forbes Best States for Starting a Business
- #4** Realtor.com—Emerging Housing Markets
- #5** Best States to Move To
- #33** WalletHub—Happiest Cities in America
- #2** Fastest Job Growth
- #3** Long-Term State Fiscal Stability

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