



WAREHOUSE WITH SHOWROOM & OFFICE

4703 I-90 SERVICE ROAD

RAPID CITY, SD 57703

FOR LEASE \$9.50/SF/YR NNN



PROPERTY FOR LEASE—9,584 SF

KW Commercial

Your Property—Our PrioritySM

2401 West Main Street, Rapid City, SD 57702

605.335.8100 | www.RapidCityCommercial.com

Keller Williams Realty Black Hills

EXCLUSIVELY LISTED BY:

Gina Plooster

Leasing Agent

605.519.0749

gina@rapidcitycommercial.com

Chris Long, SIOR, CCIM

Commercial Broker

605.939.4489

chris@rapidcitycommercial.com

PROPERTY DETAILS



Future Access to Cheyenne Blvd

PROPERTY OVERVIEW

- ▶ Warehouse with 2 OH doors, a front showroom, 4 offices, 2 restrooms, and drive-thru bay.
- ▶ The building is equipped with a total of 4 OH doors (14'x24').
- ▶ Prime visibility with frontage on I-90! Situated just to the east of the high-traffic hotel complexes at Elk Vale & I-90.
- ▶ Traffic count recorded at 32,000 vehicles per day on I-90 in 2023.
- ▶ Structure has been relocated from the lot next door and is currently in the process of being fully renovated to like-new condition.
- ▶ Construction expected to be complete by end of Summer 2024.

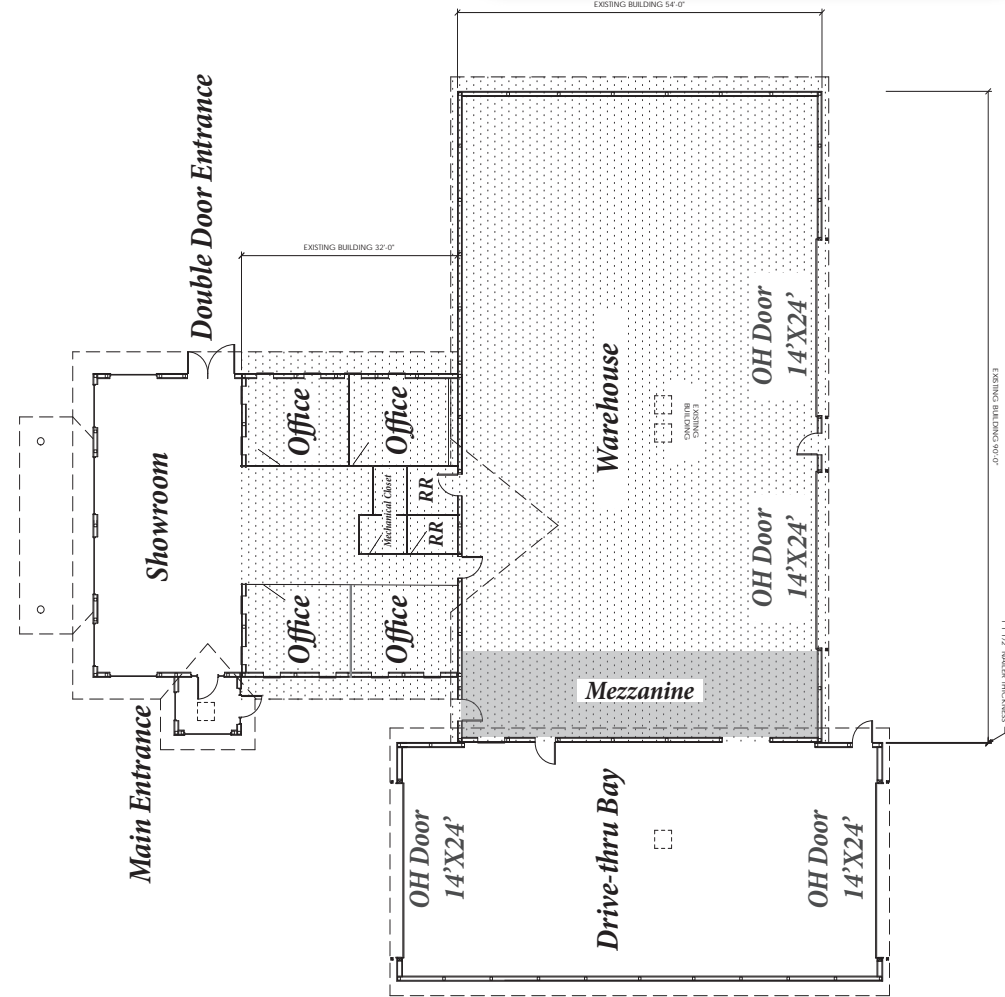
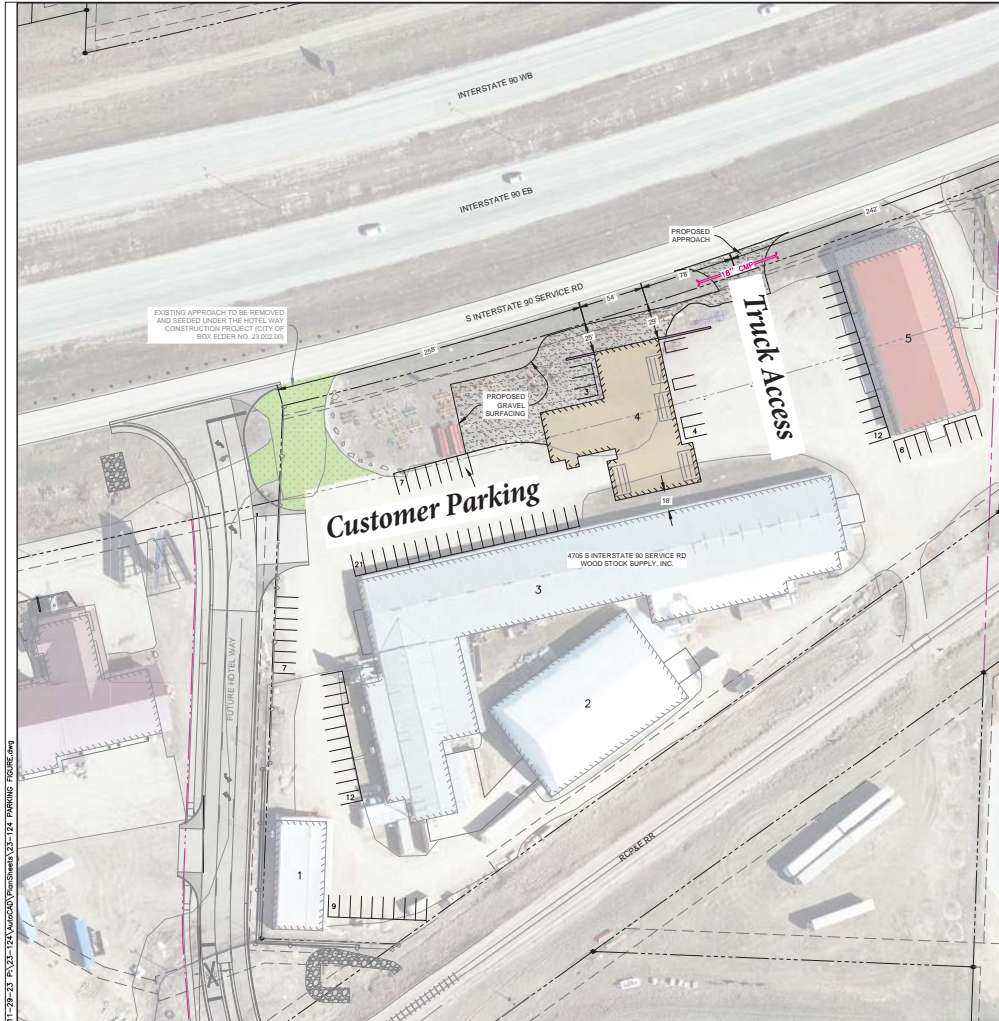
PROPERTY INFORMATION

Building SQFT:	Approx. 9,584 SF
Lot Size:	6.23 Acres
Tax ID:	15170
Building SQFT:	Approx. 9,584 SF
Lot Size:	6.23 Acres
Tax ID:	15170

LEASE INFORMATION

Lease Rate:	\$9.50/SF/YR NNN
NNN:	TBD
Monthly Rent:	\$7,587.33 plus NNN

SITE PLAN & FLOOR PLAN



* Estimated construction completion early Summer 2024.

EXCLUSIVELY LISTED BY:

Gina Plooster

Leasing Agent
605.519.0749
gina@rapidcitycommercial.com

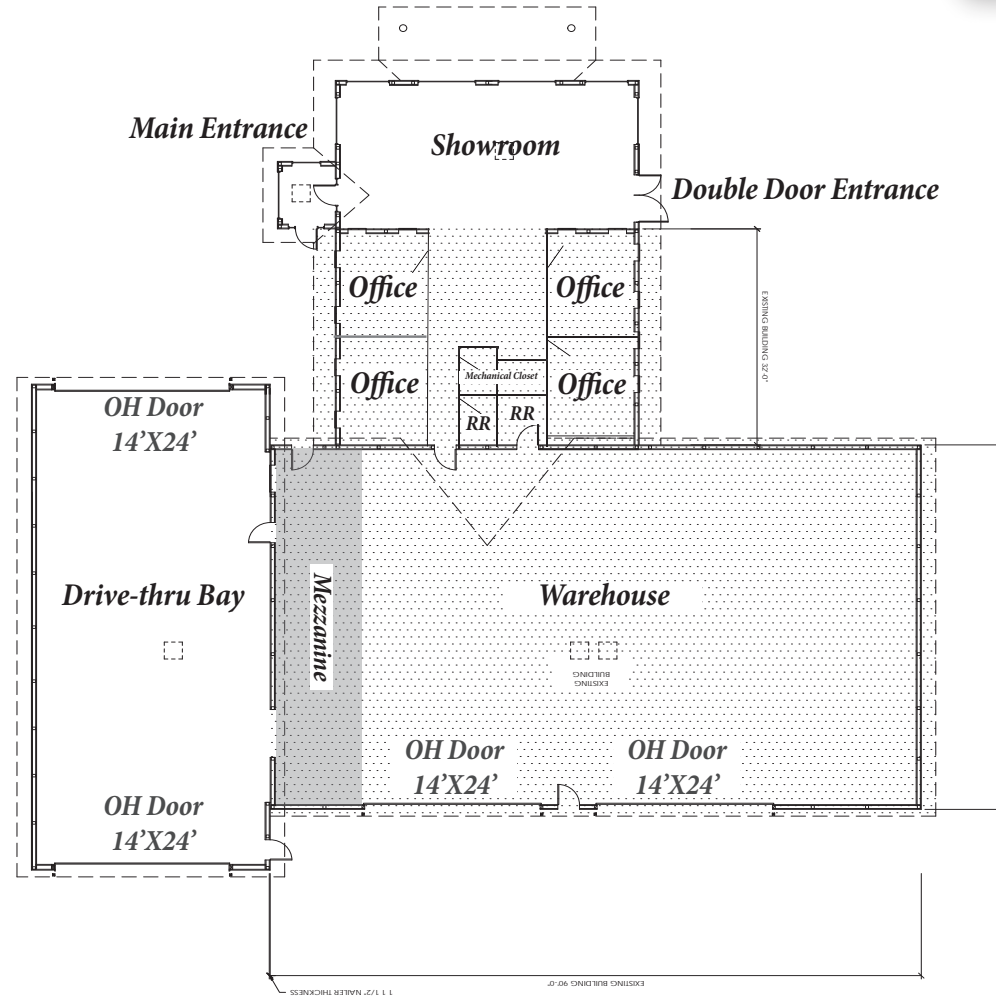
Chris Long, SIOR, CCIM

Commercial Broker
605.939.4489
chris@rapidcitycommercial.com



4703 I-90 SERVICE ROAD
RAPID CITY, SD 57703

FLOORPLAN



EXCLUSIVELY LISTED BY:

Gina Flooster

Leasing Agent

605.519.0749

gina@rapidcitycommercial.com

Chris Long, SIOR, CCIM

Commercial Broker

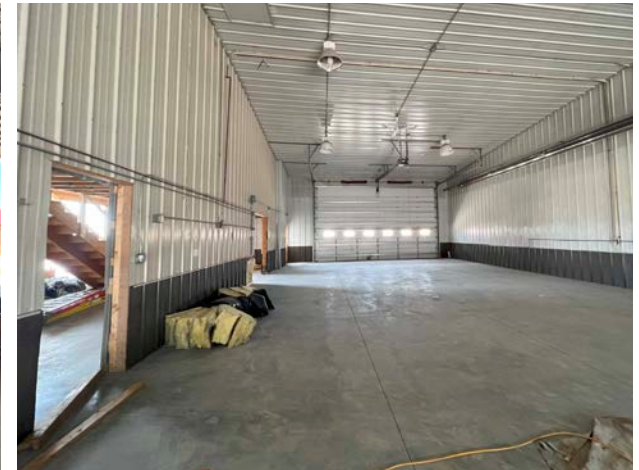
605.939.4489

chris@rapidcitycommercial.com



4703 I-90 SERVICE ROAD
RAPID CITY, SD 57703

INTERIOR PHOTOS



EXCLUSIVELY LISTED BY:

Gina Plooster

Leasing Agent

605.519.0749

gina@rapidcitycommercial.com

Chris Long, SIOR, CCIM

Commercial Broker

605.939.4489

chris@rapidcitycommercial.com

EXTERIOR PHOTOS



EXCLUSIVELY LISTED BY:

Gina Plooster

Leasing Agent

605.519.0749

gina@rapidcitycommercial.com

Chris Long, SIOR, CCIM

Commercial Broker

605.939.4489

chris@rapidcitycommercial.com

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 9 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state’s economy with 14.4 million visitors to South Dakota, \$4.7 billion in visitor spending, and 56,826 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	189,754
Rapid City Population Growth	1.46% YoY
Rapid City Unemployment Rate	2.3%
PUMA Median Income	\$57,977

SD TOURISM 2021 STATISTICS		
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