CREEK DRIVE CONTRACTOR SHOP & OFFICE

2004 CREEK DRIVE
RAPID CITY, SD 57703

3,780 SF | 2 OVERHEAD DOORS | 3-PHASE POWER

EXCLUSIVELY LISTED BY:

Gina Plooster
Leasing Agent
605.519.0749
gina@rapidcitycommercial.com

RAPID CITY COMMERCIAL REAL ESTATE

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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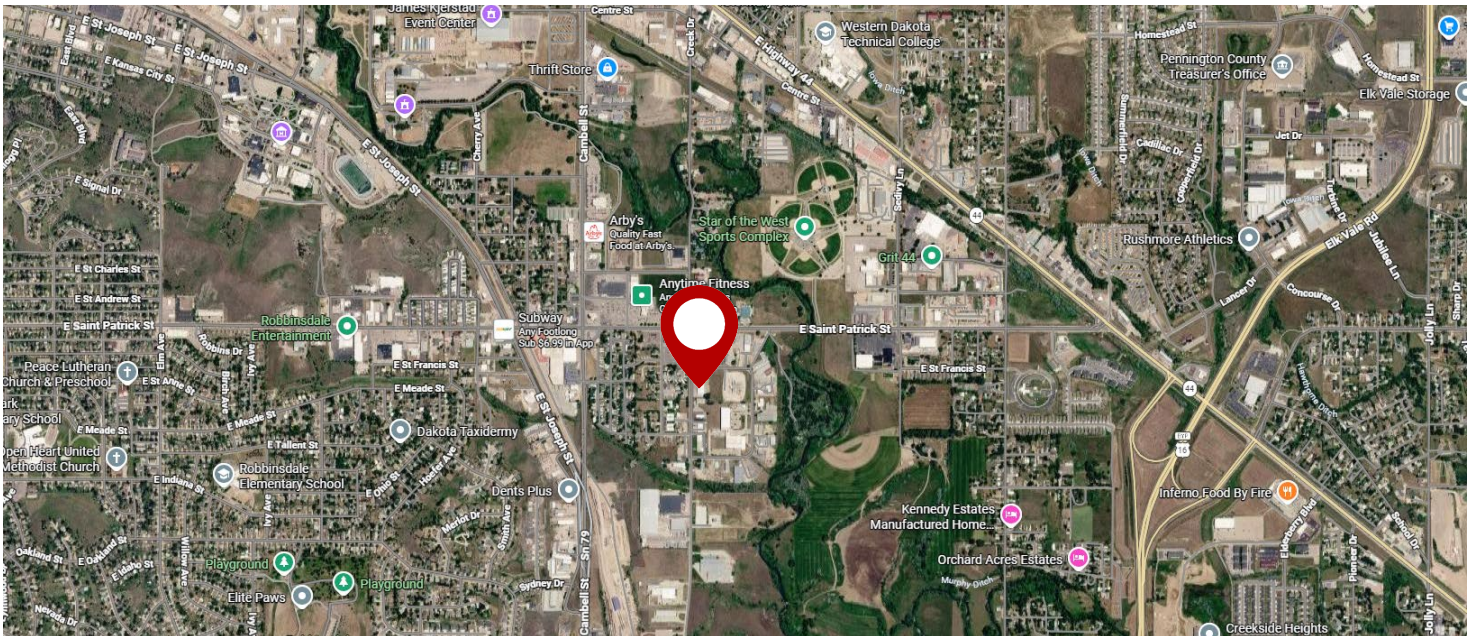
PROPERTY DETAILS

SITE & BUILDING INFORMATION	
Suite Size	3,780 SF
Zoning	Light Industrial
Power	3-phase
Overhead Doors	12’ x 12’ (2)
Office Area	Private office Conference room Open office space Kitchenette Private restroom
Warehouse	Open layout Mezzanine storage Private restroom
Parking	On-site
Utilities	All Public
LEASING DETAILS	
Tax ID	36303
Lease Rate	$12.50/SF/YR Gross
Utilities	Tenant responsible for gas and electric
Monthly Rent	$3,937.50

LEASE HIGHLIGHTS

- Industrial shop and office suite designed for contractor and service users
- 3,780 SF layout combining warehouse operations with professional office space
- Large open workshop with two 12’ × 12’ overhead doors and mezzanine storage
- Newly-renovated office area includes conference room, private office, open workspace, kitchenette, and restroom
- 3-phase power supporting equipment, fabrication, and service operations
- Light Industrial zoning supporting contractor, service, and fabrication uses
- Located just south of E Saint Patrick St with access to Hwy 44, Elk Vale Rd, and SD-79
- Landlord offering 2 months free with a 5-year lease term



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.

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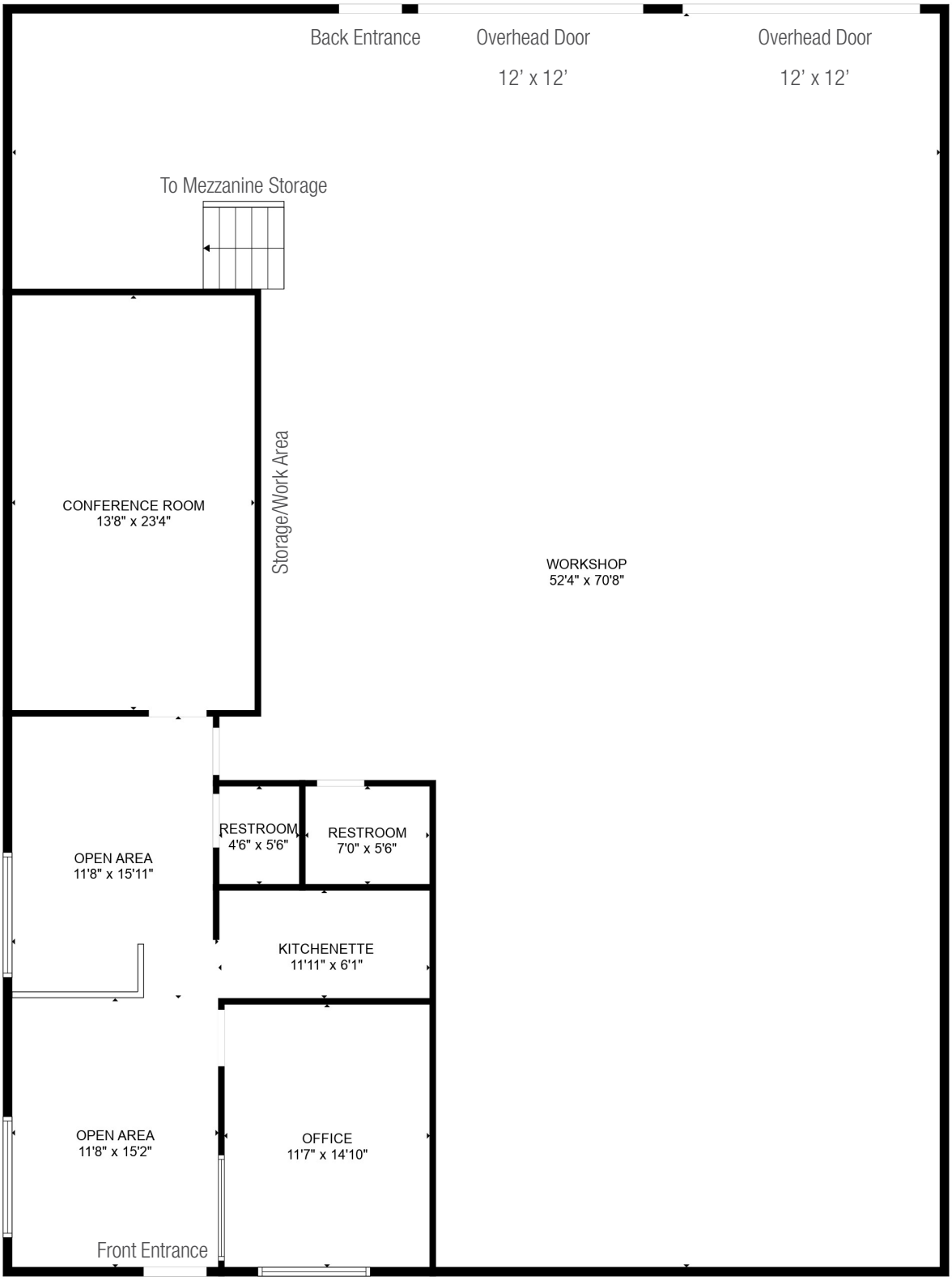
FLOOR PLAN



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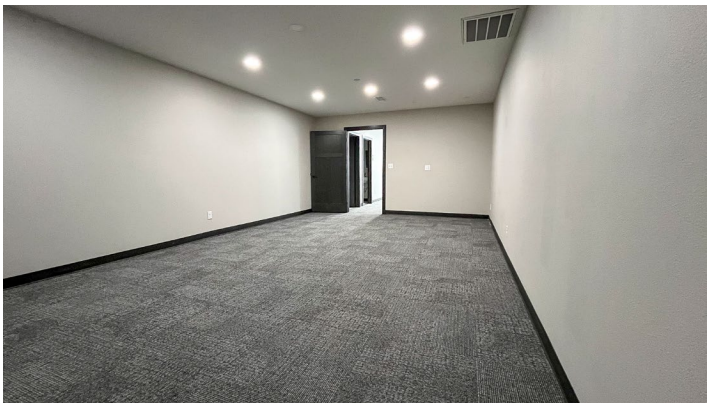
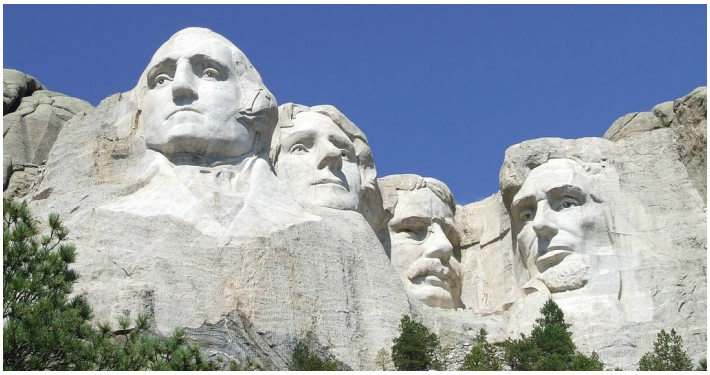
OFFICE PHOTOS



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

SOUTH DAKOTA

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

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