

E HWY 44 INDUSTRIAL WAREHOUSE WITH YARD

2720 E HIGHWAY 44
RAPID CITY, SD 57703

FOR LEASE \$10.00/SF/YR NNN



12,080 SF WAREHOUSE | 2.73 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

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PROPERTY DETAILS

SITE & BUILDING DETAILS

Tax ID	19747
Building Size	12,080 SF
Office Size	1,500 SF
Acres	2.73 Acres
Year Built	1988
Zoning	Light Industrial
Parking	25+ on-site spaces, semitruck parking available
Traffic Count:	16,014 vehicles per day (2024 MPO count)

LEASE INFORMATION

Lease Rate	\$10.00/SF/YR Base
Tax	\$0.95/SF
Insurance	\$0.52/SF
CAM	Tenant Responsibility
Monthly Rent	\$11,546.47 + CAM

UTILITIES

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

PROPERTY OVERVIEW

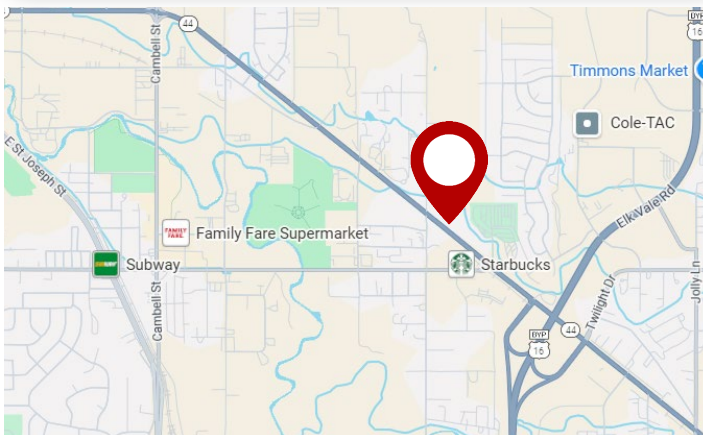
This 12,080 SF industrial warehouse sits on 2.73 acres along E Highway 44, offering strong visibility and daily exposure to 16,014 vehicles (2024 MPO count). The location provides straightforward access to Rapid City and the surrounding communities, making it a practical base for service, distribution, or contractor operations.

The front portion of the building features approximately 1,500 SF of office space with five private offices, a lobby/reception area, conference room, break room, and three restrooms. The warehouse is designed for efficient operations, with two dock-high loading doors, a 12' x 14' grade-level overhead door, and a clear stacking height of roughly 22 feet at the sidewalls with 26 feet at center.

Outside, a large paved and fully fenced yard supports equipment storage, semi parking, and easy truck circulation. With Light Industrial zoning and a layout that balances office, warehouse, and yard space, the property offers flexibility for users who need room to operate today and adapt over time.

PROPERTY HIGHLIGHTS

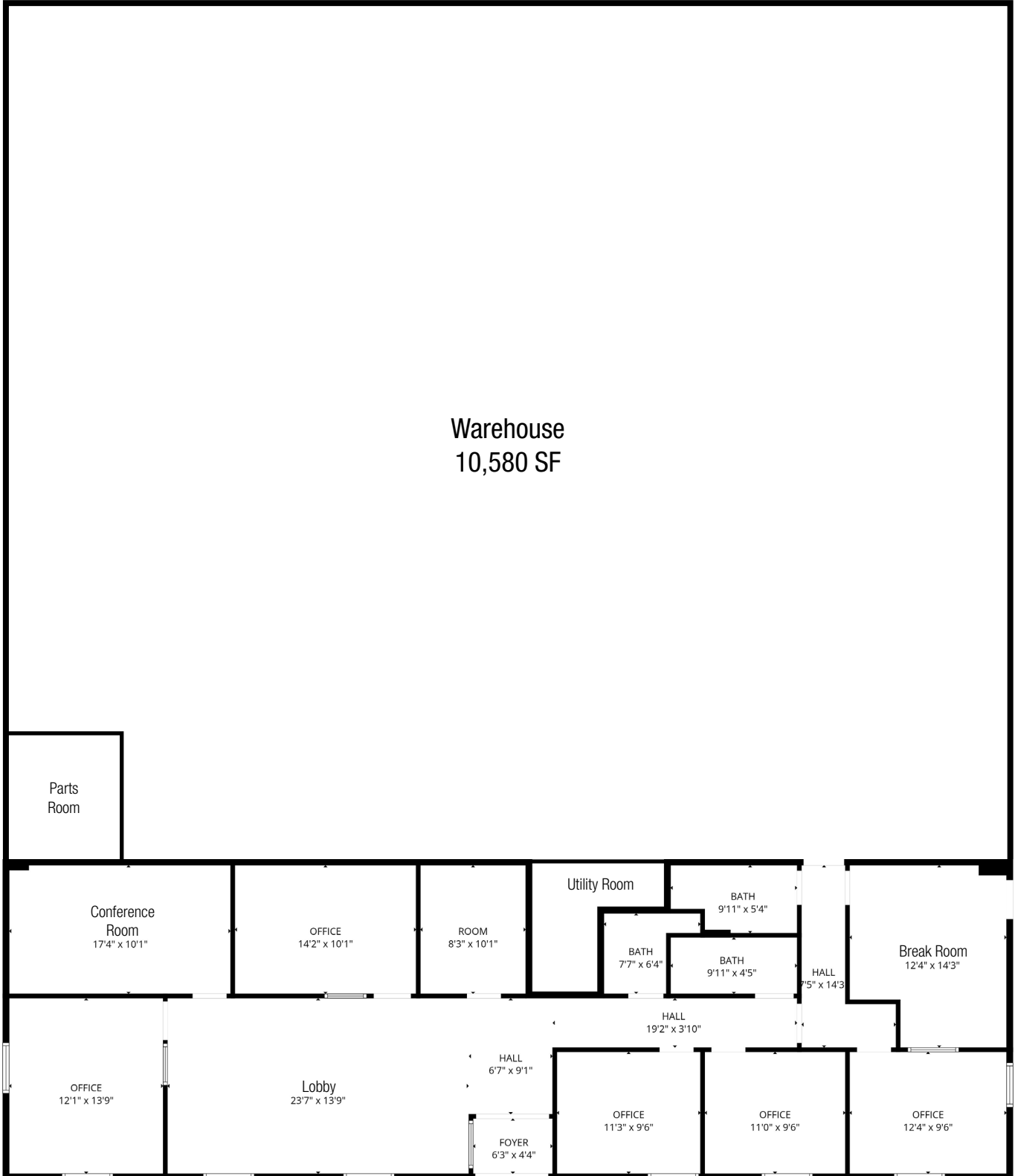
- ▶ 12,080 SF warehouse on 2.73 acres
- ▶ 22' clear stacking height, 26' at center
- ▶ Two dock-high doors plus 12' x 14' grade-level door
- ▶ Five private offices with conference and break rooms
- ▶ Paved, fenced yard for equipment and semi parking
- ▶ 25+ on-site parking spaces
- ▶ Light Industrial zoning
- ▶ Highway 44 frontage with 16,014 vehicles per day (2024)
- ▶ Tenant-paid utilities



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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PHOTOS



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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

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