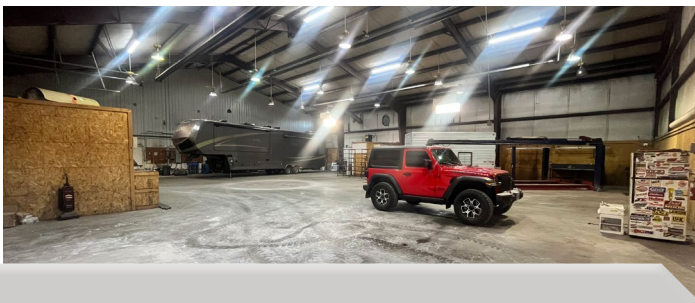


# INDUSTRIAL FOR LEASE

3201 BEALE STREET  
RAPID CITY, SD 57703

FOR LEASE \$7.00/SF/YR NNN



APPROXIMATELY 7,200 SF

## LEASE INFORMATION

Total SF	7,200 SF
Base Rent	\$7.00/SF/YR
NNN	\$2.00/SF/YR +utilities
Total	\$9.00/SF/YR
Monthly	\$5,400 + utilities



EXCLUSIVELY LISTED BY:

**Chris Long**, SIOR, CCIM  
Commercial Broker  
605.939.4489  
chris@rapidcitycommercial.com

**Dan Logan**  
Broker Associate  
605.5937980  
dan@rapidcitycommercial.com

# 3201 BEALE STREET RAPID CITY, SD 57703

## PROPERTY DETAILS

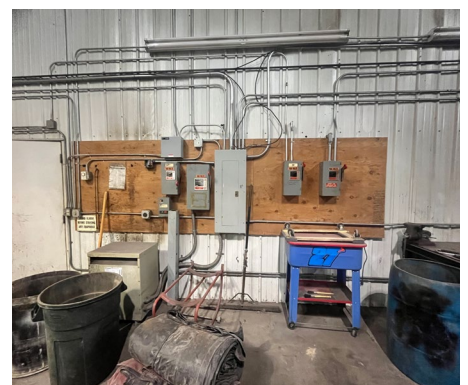
### PROPERTY OVERVIEW

This 7,200 SF industrial building provides clear-span space with 20' sidewalls, an 18'x16' grade-level overhead door, 10'x10' dock door, and three-phase power with air lines throughout.

Office and reception space support daily operations, and a restroom with exterior access is available within the adjoining shop area. I-90 frontage enhances visibility and access for users seeking efficiency and exposure.

### PROPERTY INFORMATION

Total SF	7,200 SF
Zoning:	Light Industrial
Tax ID	42271
Taxes (2024)	\$6,910.33
Special Assessments	\$425.36
Legal Description	GLM SUBD; LOT 2 Township 2 North, Range 8 East, Section 28
Water	Rapid City
Sewer	Private
Electric	Black Hills Power
Gas	Montana-Dakota Utilities

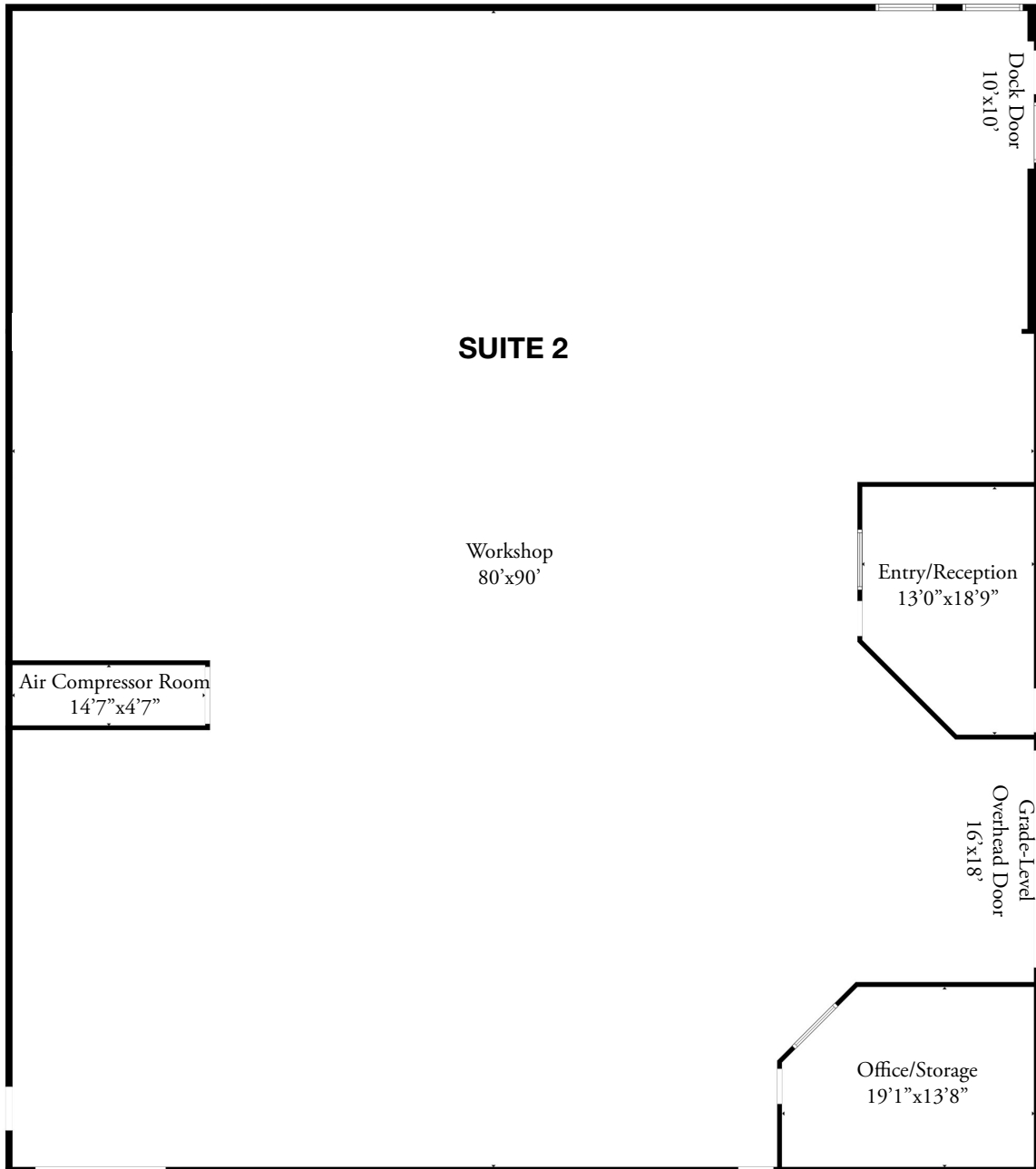


Disclaimer: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

3201 BEALE STREET  
RAPID CITY, SD 57703

**FLOOR PLAN**

I-90  
↑

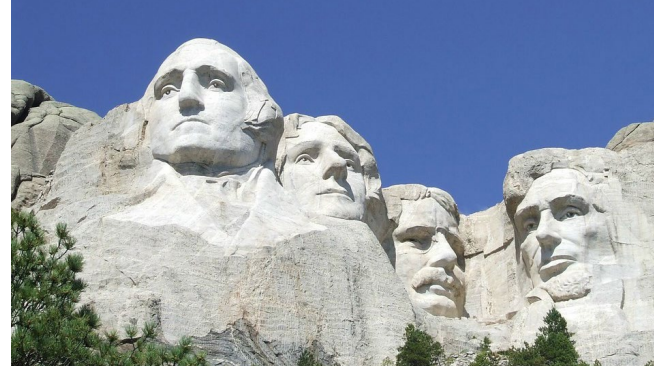


↓  
**SUITE 1**

## 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

<b>NO</b> corporate income tax	<b>NO</b> franchise or capital stock tax	<b>NO</b> personal property or inventory tax
<b>NO</b> personal income tax	<b>NO</b> 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**

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents for or from the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

