

DEADWOOD AVE INDUSTRIAL YARD WITH OFFICE & WAREHOUSE

1543 DEADWOOD AVE
RAPID CITY, SD 57702

FOR SALE \$950,000



5,543 SF | 2.33 ACRES | LIGHT INDUSTRIAL

EXCLUSIVELY LISTED BY:

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RAPID CITY, SD 57702

PROPERTY DETAILS

SITE INFORMATION

Land Area	2.33 Acres
Zoning	Light Industrial
Traffic Count	12,789 vehicles per day (2024 MPO)
Parking	On-Site
Outdoor Storage	Paved and gravel yard areas

BUILDING INFORMATION

Total Building Area	5,543 SF
Office>Showroom	2,215 SF
Offices	4
Restrooms	2 Private
Warehouse	3,328 SF
Overhead Doors	4 (two 16' x 12', two 10' x 10')

TRANSACTION DETAILS

Asking Price	\$950,000
Tax ID	58820
Legal Description	BLU-KNU SUBD; LOT 1 Township 2 North, Range 7 East, Section 27

UTILITIES

Water & Sewer	Rapid City
Electric	Black Hills Energy
Gas	Montana-Dakota Utilities

PROPERTY OVERVIEW

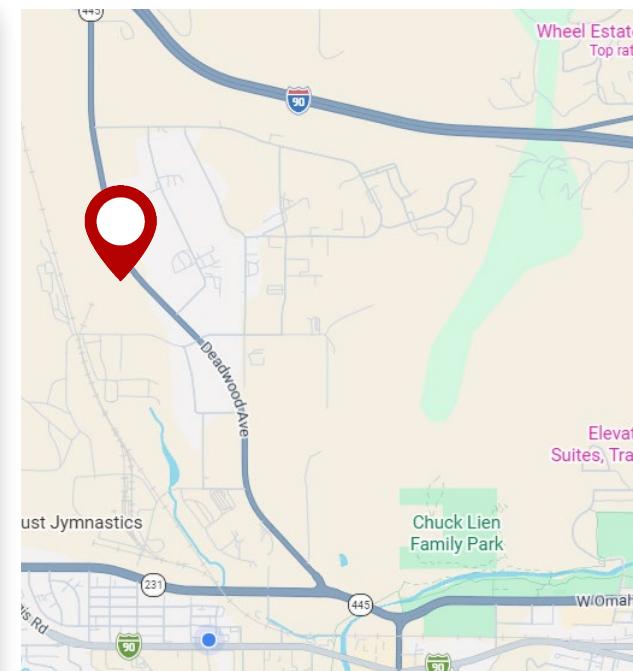
Located along Deadwood Avenue in Rapid City's established industrial corridor, this light industrial property offers a functional mix of buildings, outdoor yard, and direct arterial exposure. The location supports users who rely on visibility, access, and on-site storage within an active industrial area.

The property includes an office and showroom building paired with a warehouse, allowing operations to combine customer-facing functions with back-of-house and storage needs. The layout supports daily business activity while maintaining flexibility for a range of light industrial uses.

Paved and graveled yard areas provide space for vehicle parking, equipment storage, or laydown. Zoned Light Industrial, the property is well suited for an owner-user seeking long-term control of a practical and adaptable industrial site with room for future expansion.

INVESTMENT HIGHLIGHTS

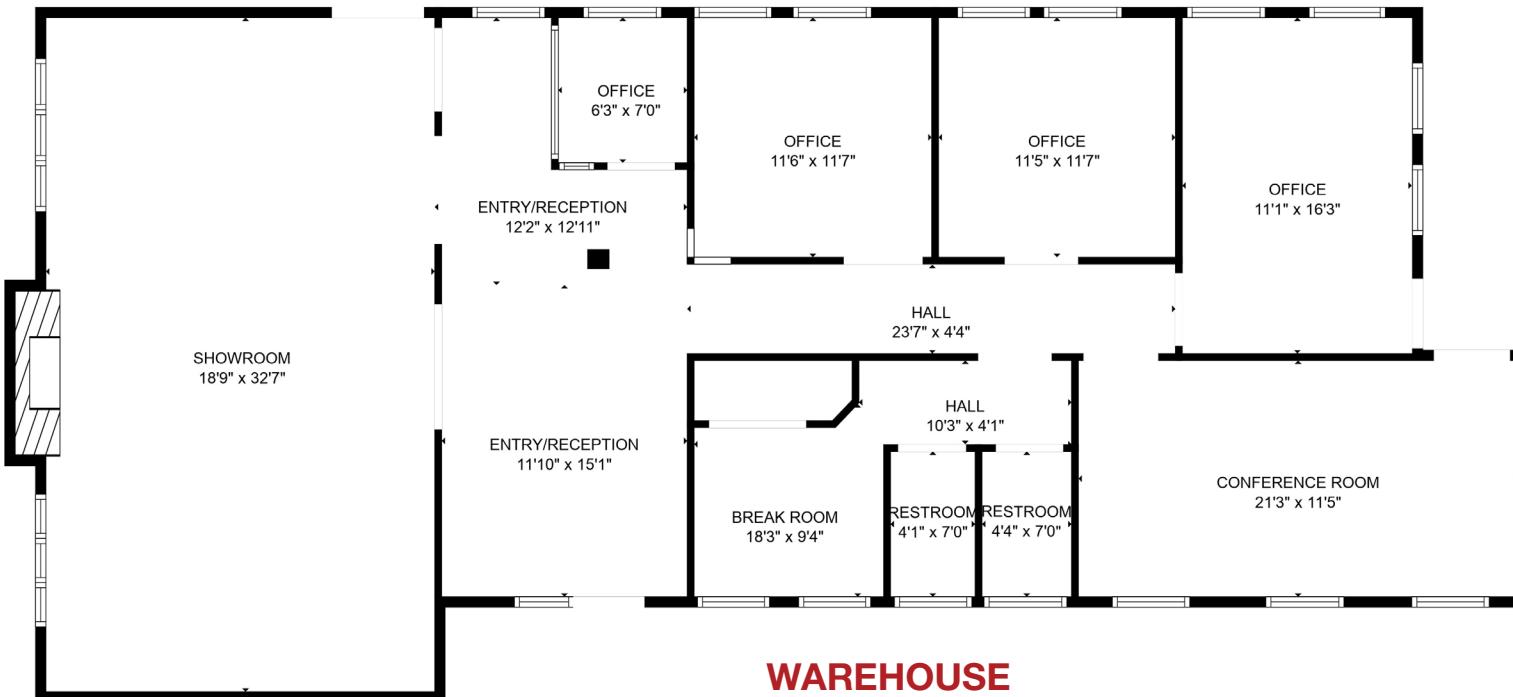
- ▶ 2.33 acres with functional yard for storage and equipment
- ▶ 5,543 SF total across office and warehouse
- ▶ 2,215 SF office/showroom with four offices and two private restrooms
- ▶ 3,328 SF warehouse with four overhead doors (two 16' x 12', two 10' x 10')
- ▶ Light industrial zoning supporting a range of uses
- ▶ Deadwood Avenue frontage with 12,789 vehicles per day (2024 MPO)
- ▶ Well suited for contractors, suppliers, and equipment-based businesses



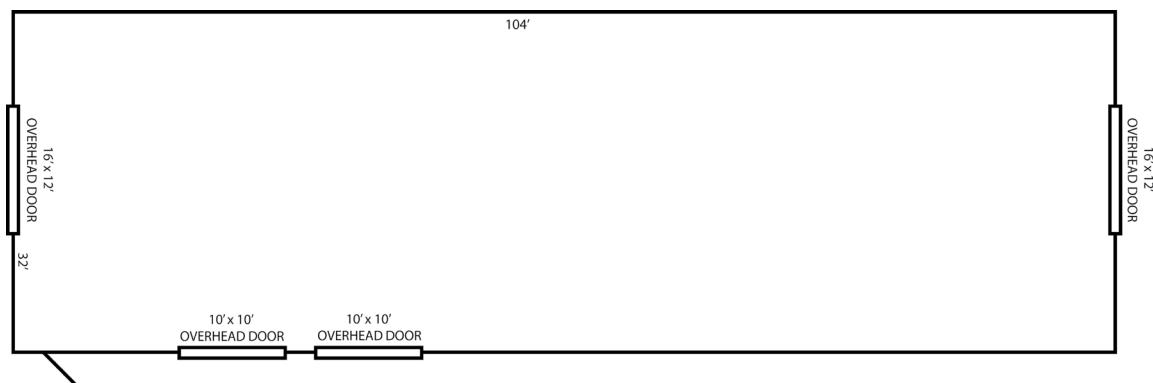
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FLOOR PLANS

OFFICE



WAREHOUSE



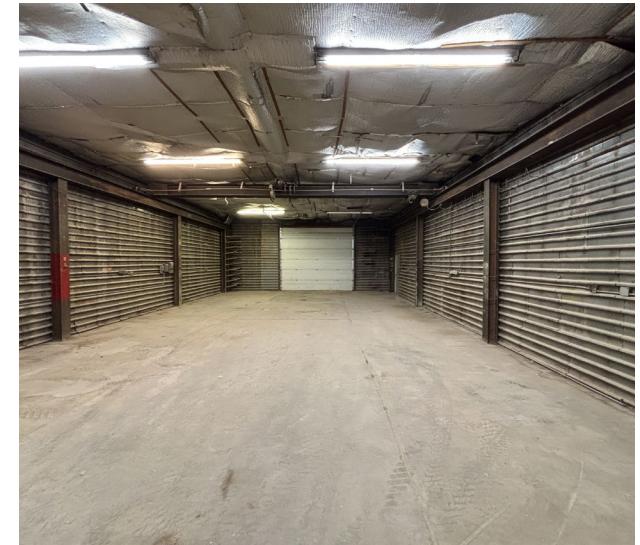
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PHOTOS



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PHOTOS



STATISTICS

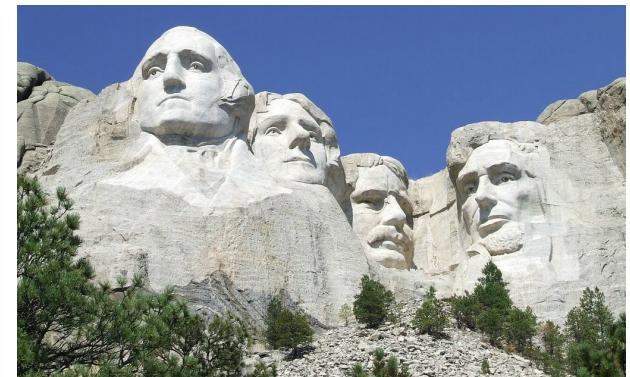
WELCOME TO SOUTH DAKOTA AND THE BLACK HILLS!

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

#10 CNN Travel—Best American Towns to Visit

#1 US Census—Fastest-Growing City in Midwest

#17 Milken Institute—Best-Performing Small City

#4 Realtor.com—Emerging Housing Markets

#33 WalletHub—Happiest Cities in America

SOUTH DAKOTA

#1 Business Tax Climate Index

#2 States with Best Infrastructure

#3 Business Friendliness

#1 Most Stable Housing Markets

#3 Best States for Business Costs

#4 Forbes Best States for Starting a Business

#2 Fastest Job Growth

#3 Long-Term State Fiscal Stability

#5 Best States to Move To

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