



4101 BIERNBAUM LANE



FOR SALE: \$1,350,000
19,988 SQ. FT. | 2.71 ACRES

Exclusively Listed by:

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For Sale: 4101 Biernbaum Lane

TURN-KEY SELF-STORAGE FACILITY



Building Size
19,988 SQ. FT.



Lot Size
2.71 Acres



Location
Rapid City



Lot Type
Industrial



Asking Price
\$1,350,000

OFFERING SUMMARY

Price per Unit	\$12,616
Year Built	1989
Zoning	BP (Business Park)
County	Pennington
Visibility	High (Campbell St. Corridor)

UNIT MIX BREAKDOWN

15 Units:	5' x 10'
34 Units:	10' x 15'
19 Units:	10' x 20'
31 Units:	10' x 25'
8 Units:	10' x 30'

Additional Revenue: Secured on-site parking for RVs/Boats/Vehicles/.

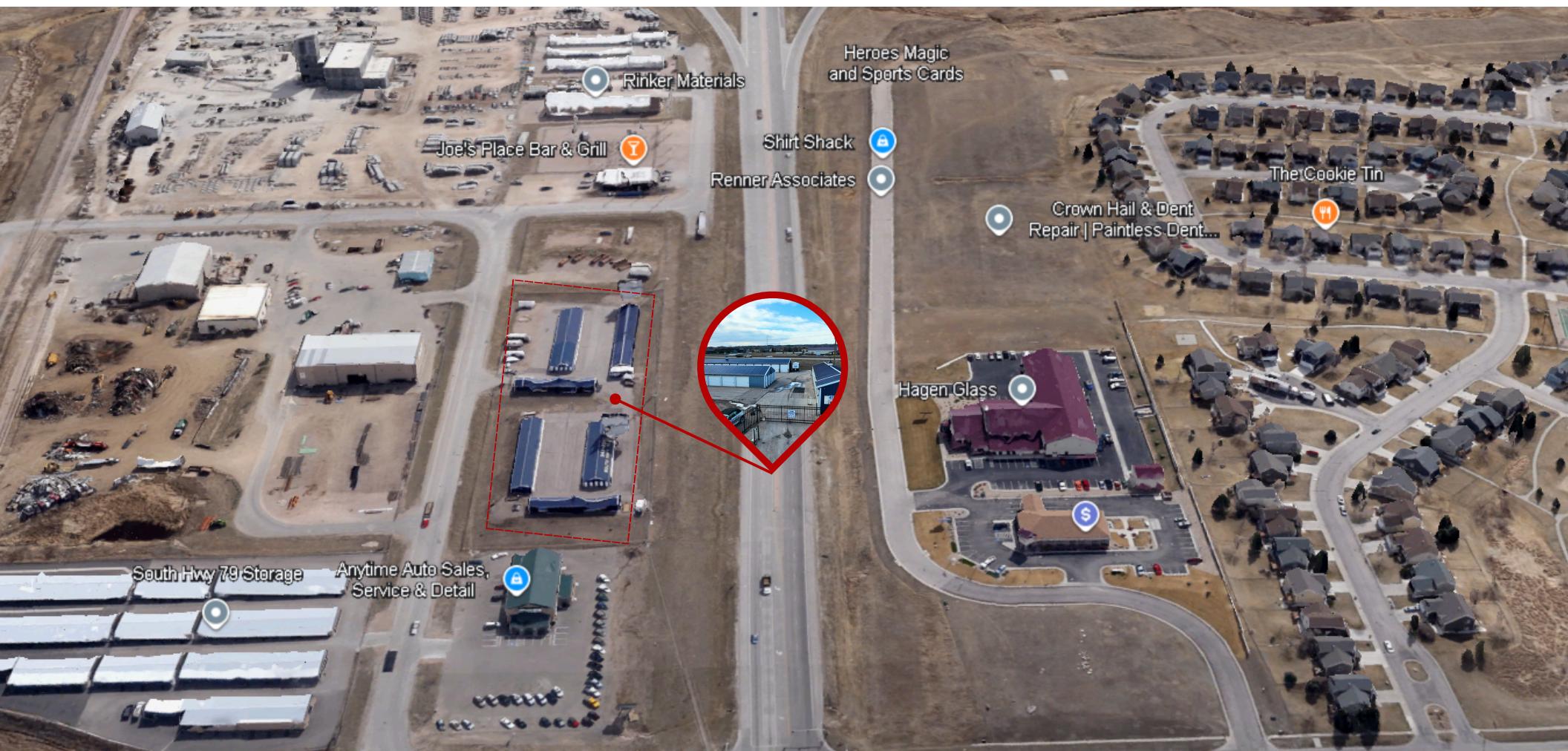




4101 BIERNBAUM LANE

A Strategic Location for Growth

As Rapid City expands, the Campbell Street corridor has become the city's logistical backbone. This isn't just a storage facility; it's a strategic land play in a high-demand corridor where occupancy stays high and competition is limited.





4101 BIERNBAUM LANE

INVESTMENT HIGHLIGHTS

- ✓ **Prime Location:** Strategically positioned along Campbell St with 18,000+ VPD.
- ✓ **Security & Tech:** Features coded gated access, 24/7 camera surveillance, ample site lighting, and in-unit lighting.
- ✓ **Value-Add Potential:** Current owner-operator rents are likely below market; opportunity for immediate revenue growth through rent normalization.
- ✓ **Expanding Corridor:** Located in a growing industrial/business sector with increasing residential density nearby.
- ✓ **Pro-Business Environment:** Located in a state with no corporate or personal income tax.

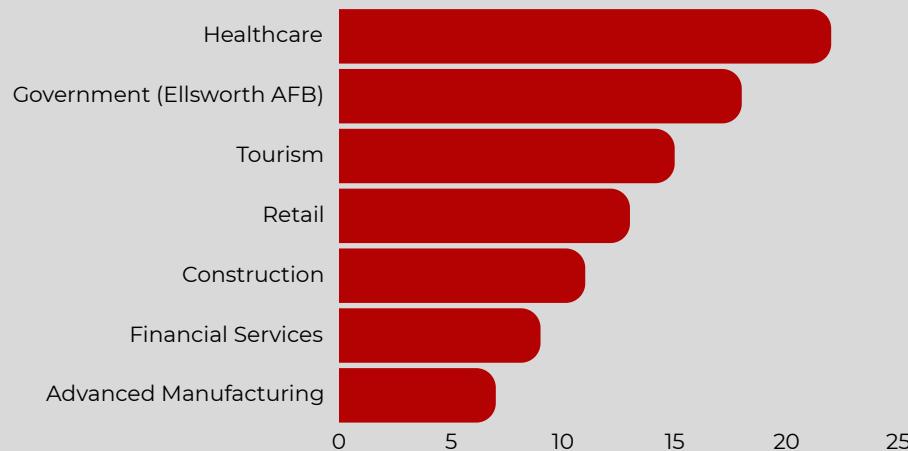


THE REGIONAL ADVANTAGE

Macroeconomic Insights

Discover why Rapid City and South Dakota provide a powerful foundation for business success.

Rapid City's Key Industries



Source: *Elevate Rapid City*

DEMOGRAPHICS

POPULATION & HOUSEHOLDS (TRADE AREA OVERVIEW)

Radius	Population	Total Households
1 Mile	1,442	587
3 Miles	24,598	10,635
5 Miles	61,124	25,180

Source: *MyEListing Demographics*

0%
Corporate Income Tax

0%
Personal Income Tax

Source: *SD Dept. of Revenue*

Pro-Business Environment

South Dakota's favorable tax policies, including **no corporate or personal income tax**, allow businesses to reinvest and grow, amplifying the benefits of the expanding market.

Strategic Location

As a regional hub and the "Gateway to the Black Hills," the city offers excellent logistics and transportation advantages for manufacturing, distribution, and tourism-related enterprises.

SOUTH DAKOTA, BLACK HILLS

A Thriving Market of Opportunity

South Dakota's steady growth, combined with its vast open space and top-tier business climate, creates a unique environment for investment and expansion without the high costs and congestion of other markets.

Estimated Population

~920,000

(U.S. Census Bureau, 2024)

Growth Since 2010

+10%

(U.S. Census Bureau)

Total Area

77,116 SQ MI

(U.S. Census Bureau)

Best Business Tax Climate

#2

(Tax Foundation, 2024)

A Resilient & Diversified Economy

The commercial real estate market is characterized by extremely low vacancy rates and strong, appreciating rents, indicating high demand and a healthy investment climate. This environment presents a clear opportunity for investors in industrial, retail, and office properties.

Consistent Population Growth

Rapid City's steady population increase fuels demand across all sectors, creating a robust consumer and labor base. The chart below illustrates the strong growth trend since 2010.

Gross Sales

\$846.8 Million

Latest Month Reported

Key Economic Indicators

Airport Passengers

102,243

(+10.34% Year-Over-Year)

Nonfarm Employment

78,800

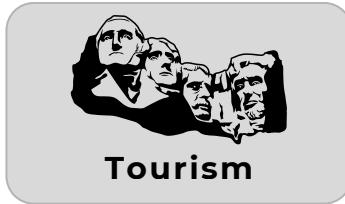
(+1.72% Year-Over-Year)

(Source: Elevate Rapid City, Aug 2025)

A Resilient & Diversified Economy

(Source: *Elevate Rapid City*, Aug 2025)

Rapid City's strength lies in its diverse economic drivers. This diversification provides stability and creates a wide range of opportunities.



Robust Healthcare Sector

As a regional medical hub, Rapid City's healthcare sector is a primary employer. Major providers like Monument Health drive consistent demand for medical office space, specialized facilities, and support services.

Employment: 13,900 (+5.38% YOY)

Ellsworth Air Force Base

Ellsworth AFB is a cornerstone of the local economy, providing thousands of stable jobs and a consistent consumer base. Its presence fuels the housing market and retail sector, ensuring economic resilience.

Employment: Part of regional stability

Thriving Tourism Industry

Serving as the "Gateway to the Black Hills," tourism is a vital economic driver. With airport passenger traffic up over 10% year-over-year, the leisure and hospitality sector continues to expand, creating opportunities in retail and services.

Employment: 12,600

Strong Primary Sector

This diverse sector includes professional services, finance, information, and manufacturing. It forms a strong base for high-quality jobs and indicates a healthy demand for both industrial and Class A office space.

Employment: 14,600

CONFIDENTIALITY STATEMENT

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For property tours or to schedule a private appointment, please contact:

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READY TO INVEST IN RAPID CITY'S FUTURE?

Your new business location awaits. Contact us today to schedule a private tour and discover the potential of 4101 Biernbaum Lane.



NAME

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