

# OFFICE/WAREHOUSE FOR SALE/LEASE

2801 Plant St, Rapid City, SD 57702

Updated June 2020



*Sale Price:*

**\$1,099,000**

*Lease Rate:*

**\$8.69/SF/YR NNN**

## Highlights

- Ideal office and warehouse complex for tech, contractor, engineering or construction business
- 4,737 SF front office is beautifully constructed, highlighted by a distinctive, contemporary design. 8-9 offices, conference room, reception desk, waiting area, training/bid room, break room, women's/men's restrooms, and office storage
- Back storage is 2,440 SF and an additional 1,200 SF of mezzanine storage over the office. Mezzanine storage could be easily extended through rest of warehouse area with 18'-22' ceiling heights
- Approximately 45,000 SF of securely fenced storage yard for company vehicles and equipment
- Special features include infloor radiant heat, Black Hills stonework, 3 bathrooms plus a shower, ample office and warehouse storage, air conditioning, large meeting room
- List of a la carte features provided upon request

## Property Details

**Total SF:** 13,177 SF

**Office/Warehouse Building:** 8,377 SF, Built 2000

**Workshop/Warehouse Building:** 3,600 SF, Built 1996

**Utility Storage:** 1,200 SF, Built 1996

**Acres:** 1.89

**Zoning:** Light Industrial

**Parking:** 21 spaces + Storage Yard

**Overhead Doors:** Office Warehouse - 2 (12'w x 14'h)  
Storage Warehouse - 2 (12'w x 12'h & 14'w x 14'h)

**Ceiling Height:** 18'-22' (Office Warehouse)  
16' (Storage Warehouse)

**Legal Description:** Deadwood Ave Tract, Lot 6 of Tract E

**Tax ID:** 45133

**Taxes (2018):** \$17,013.84

**Special Assessment (2018):** \$617.46

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



Exclusively listed by:

**Chris Long**

CCIM, Commercial Broker

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**Tom Rau**

RE/MAX RESULTS

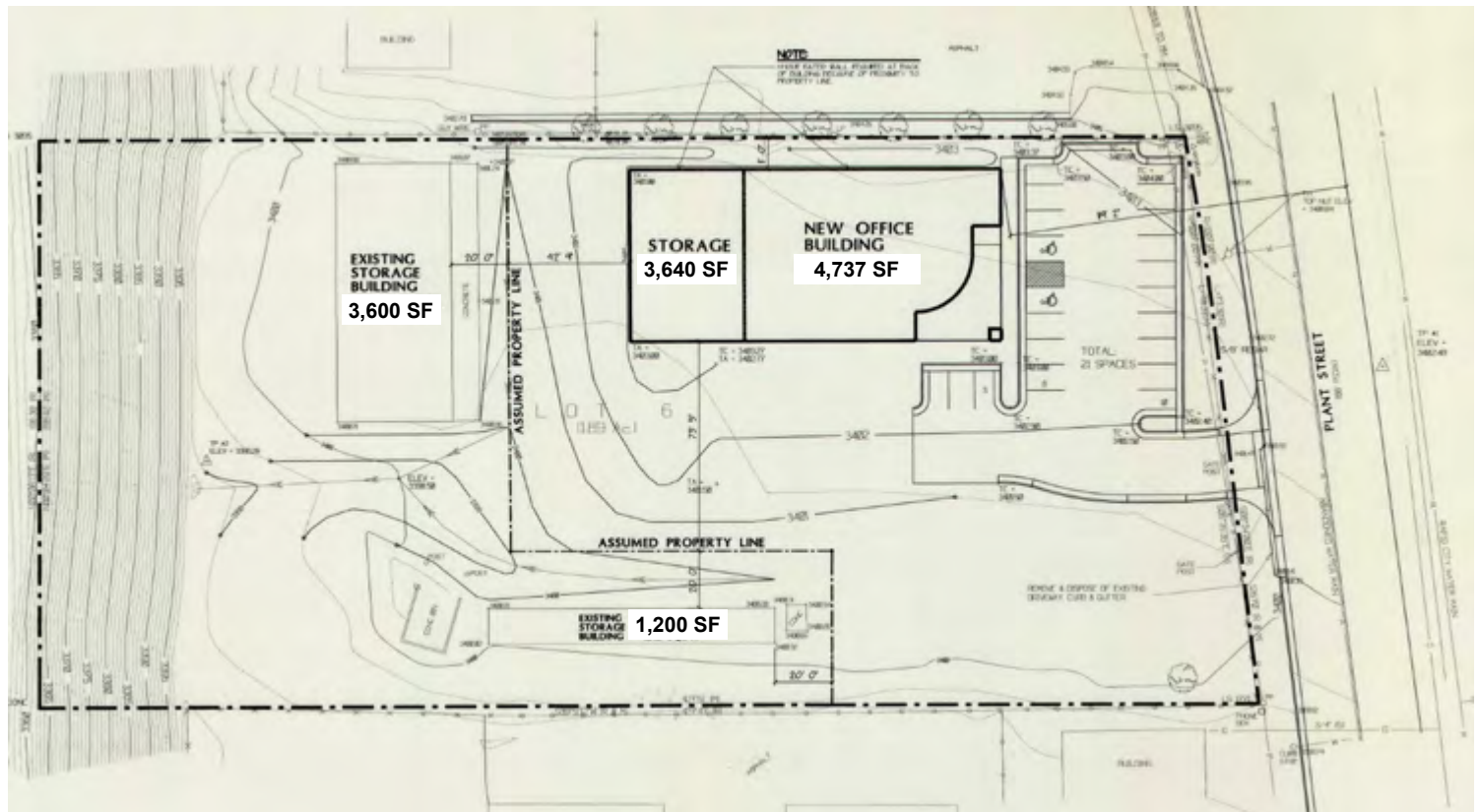
605.390.2735

[trau222057@aol.com](mailto:trau222057@aol.com)

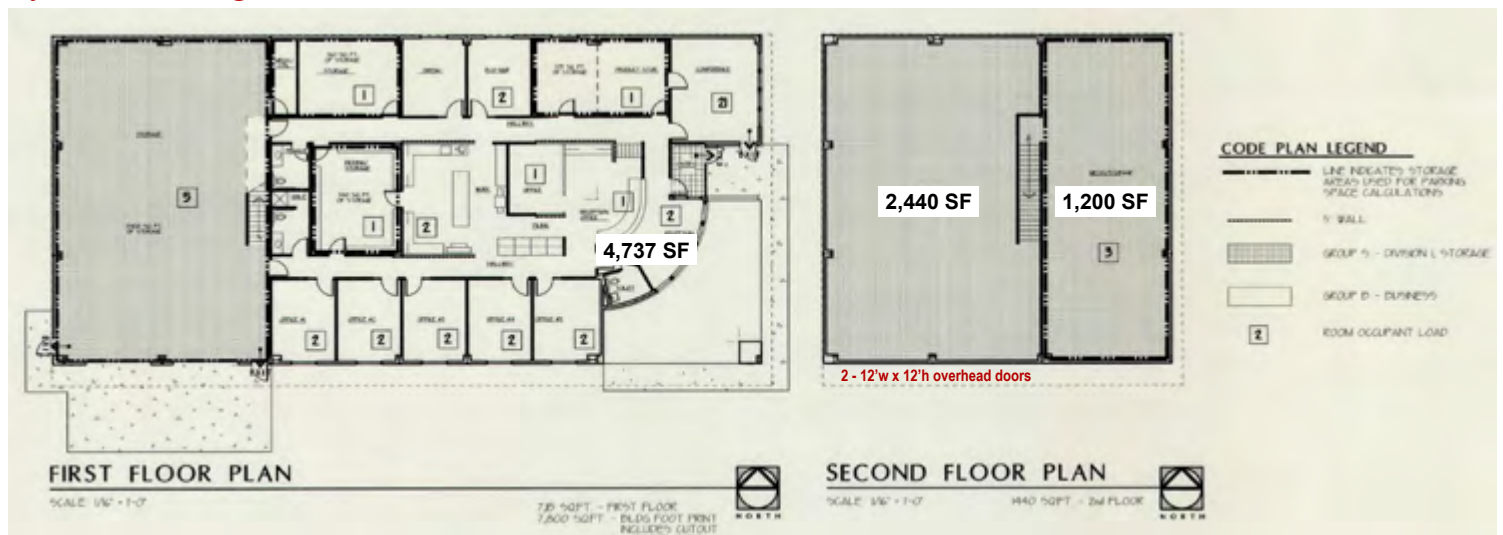
# SITE & FLOOR PLANS

2801 Plant St, Rapid City, SD 57702

## Site Plan



## Office Building Plan



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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.



# EXTERIOR PHOTOS

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# OFFICE PHOTOS

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# WAREHOUSE PHOTOS

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*Detached workshop/storage*



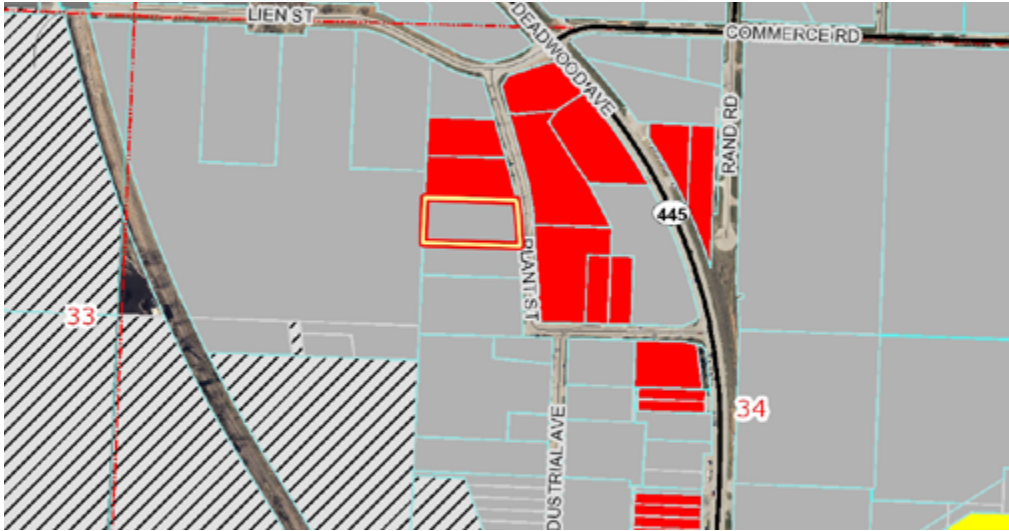
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# LOCATION

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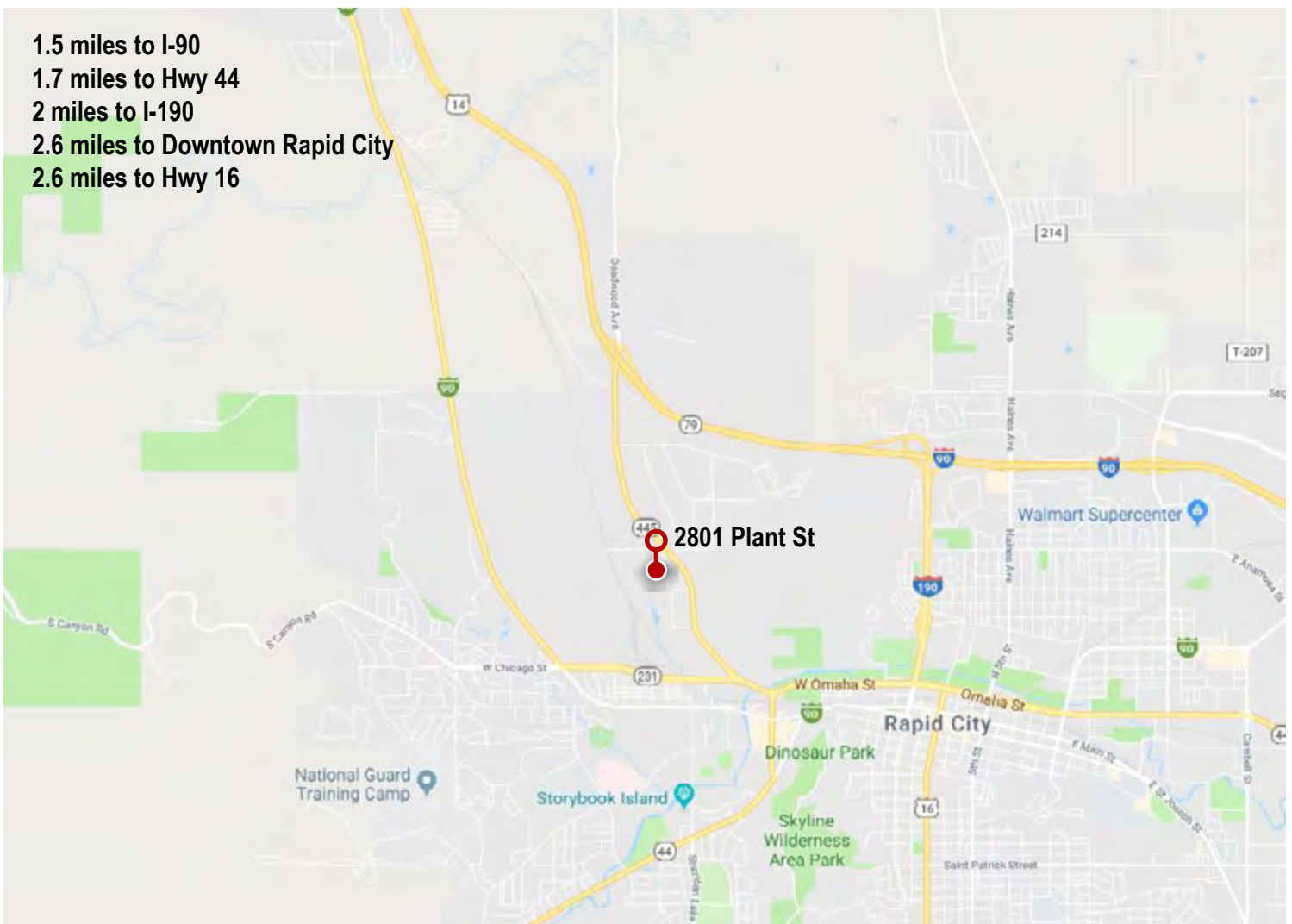


## Zoning

- Light Industrial
- General Commercial

©gis.rapidcity.gov

- 1.5 miles to I-90
- 1.7 miles to Hwy 44
- 2 miles to I-190
- 2.6 miles to Downtown Rapid City
- 2.6 miles to Hwy 16



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# AERIAL

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# DEMOGRAPHICS

## Rapid City, SD

### Welcome to South Dakota and Rapid City!

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.

Rapid City is a gem of a city in the state. Located in the west, it is situated on I-90 with direct access to the Black Hills and the surrounding energy fields and is the regional economic and medical hub for a 200 mile radius containing 630,000 people. Rapid City has a diverse economy of many thriving small businesses boosted by the area's major industries of tourism, healthcare, Ellsworth Air Force Base, and financial call centers.

### National Rankings

- #1** Rapid City—Best Towns  
*Outdoor Life, 2010*
- #2** South Dakota—Best State for Business  
*CNBC, 2016*
- #4** Rapid City—Best Places to Launch a Business  
*CNN Money, 2009*
- #6** Rapid City—Cities with the Lowest Unemployment Rate  
*Forbes, 2017*
- #6** Rapid City—Best Small City for Business and Careers  
*Forbes, 2013*



### Rapid City Area Key Stats

Total Work Force .....	65,250
Employed.....	62,900
Unemployed .....	2,350
Unemployment Rate .....	3.6%
Right-to-work Law.....	Yes

### Employment by Sector:

Retail Trade .....	8,400
Transportation, Warehousing & Utilities .....	11,600
Professional & Business Services .....	5,100
Educational & Health Services .....	10,600
Leisure & Hospitality .....	7,800
Government.....	10,700



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