



## 1304 Oregon Street, Suite 3 | Rapid City, SD 57701

Exclusively listed by: **Shannon Brinker** | Commercial Broker | 605.415.7222 | [shannon@truenorthassetgroup.com](mailto:shannon@truenorthassetgroup.com)

### Property Overview

- 2,845 SF of warehouse & office space
- 625 SF office that includes a reception area, three offices and restroom, warehouse space is 2,200 SF with a 12' x 12' overhead door
- Plenty of parking in both front and back of building, with additional parking for equipment across the street available for rent as well
- Located in the industrial park near the intersection of Fairmont and Campbell
- Zoned as Light Industrial

### Pricing

Total SF: 2,845 Sf

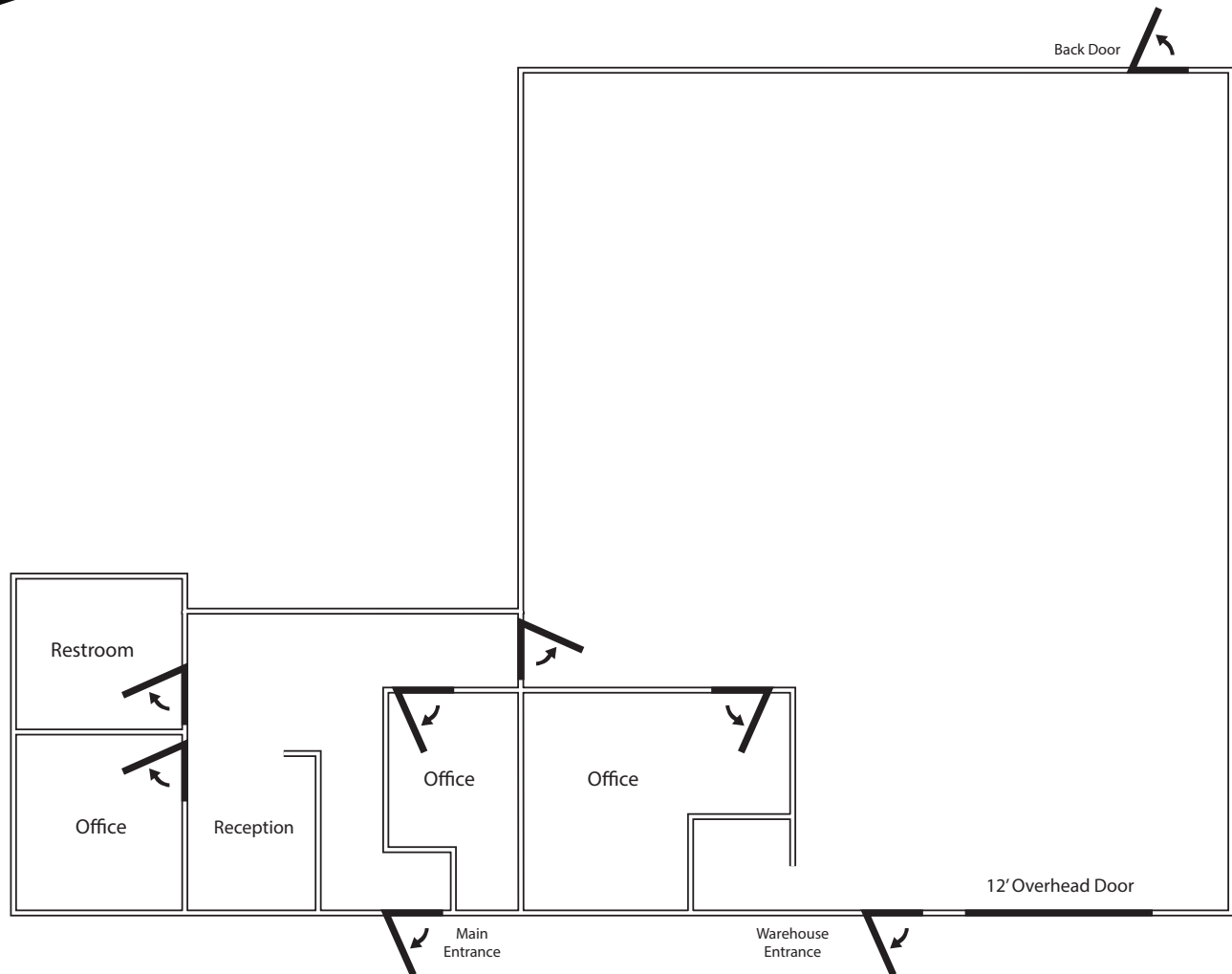
\*Square footage from county equalization data. Tenant to verify.

\$2,450 per month

Tenant is responsible for utilities

Keller Williams Realty Black Hills | 2401 W Main Street Rapid City, SD 57702 | (605) 343-7500 | [www.truenorthassetgroup.com](http://www.truenorthassetgroup.com)

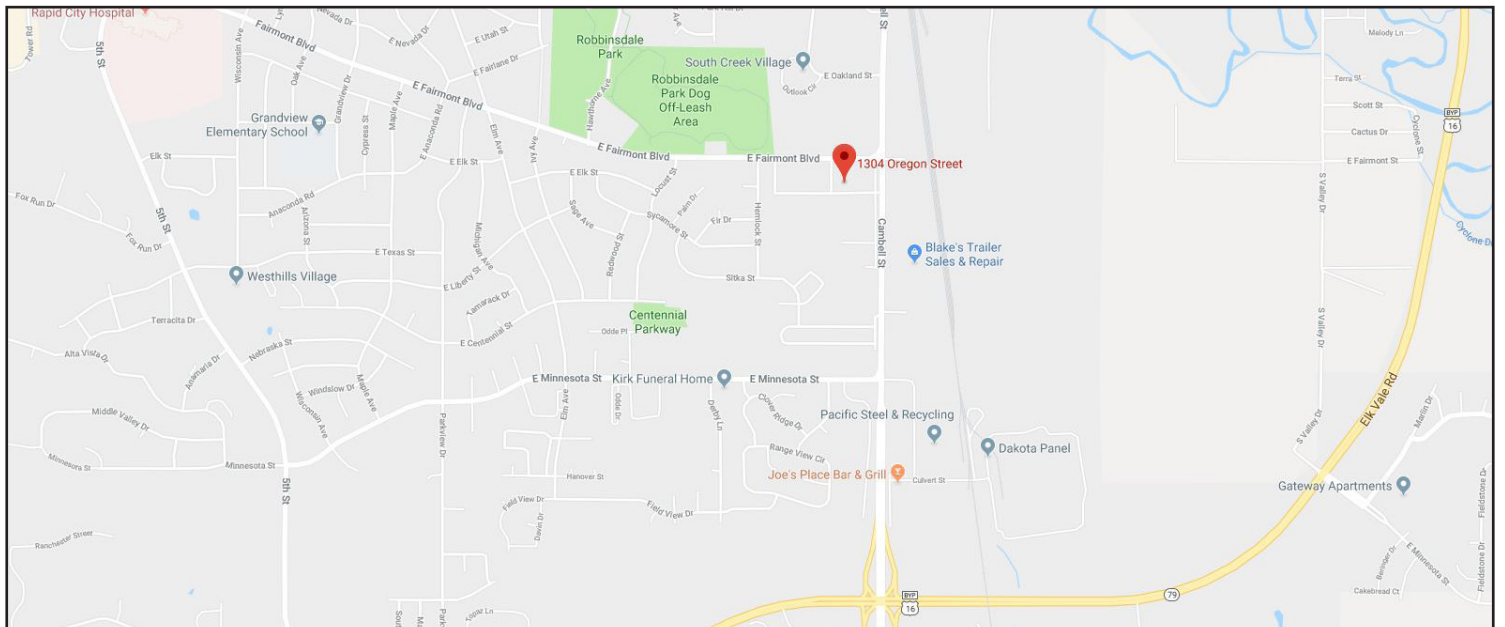
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