



Each office independently owned and operated

FOR LEASE

INDUSTRIAL PROPERTY

RE/MAX ADVANTAGE

1331 W. Omaha St. | Ste 200
Rapid City, SD 57701
605.343.7653

FORMER SCHWANN'S ICE CREAM WAREHOUSE & DISTRIBUTION

2929 CREEK DR, RAPID CITY, SD 57703



PRESENTED BY:

RANDY OLIVIER, CCIM

Commercial Broker

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SD #15377

DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from RE/MAX Advantage and it should not be made available to any other person or entity without the written consent of RE/MAX Advantage.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to RE/MAX Advantage.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

RE/MAX Advantage has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant’s plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, RE/MAX Advantage has not verified, and will not verify, any of the information contained herein, nor has RE/MAX Advantage conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

TABLE OF CONTENTS

PROPERTY INFORMATION

- 4 EXECUTIVE SUMMARY
- 5 PROPERTY DESCRIPTION
- 6 COMPLETE HIGHLIGHTS

LOCATION INFORMATION

- 8 REGIONAL MAP
- 9 LOCATION MAP
- 10 AERIAL MAP

LEASE COMPARABLES

DEMOGRAPHICS

- 13 DEMOGRAPHICS MAP & REPORT

ADVISOR BIOS

- 15 ADVISOR BIO 1



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1

PROPERTY INFORMATION

IN THIS SECTION

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	5,400 SF
Available SF:	5,400 SF
Lot Size:	2.92 Acres
Number of Units:	1
Year Built:	1993
Zoning:	Heavy Industrial
Market:	Rapid City
Submarket:	Southeast Rapid City
Traffic Count:	15,054

PROPERTY OVERVIEW

Lease rate is \$15 per square foot plus NNN with a minimum 3-year lease term. The lease area will include the building and the immediate parking around the building as well as the use of the larger paved area for truck and vehicle access in and out of the property.

PROPERTY HIGHLIGHTS

- Great office and reception/conference area
- Three drive-in bays for non-semi truck access
- One truck bay for receiving or distributing up to semi-sized loads
- Large, industrial walk-in freezer with multiple access points including a simple conveyor

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PROPERTY DESCRIPTION



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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

A flat lot with a building located within a heavy industrial zone.

SITE DESCRIPTION

A 5,400sf heavy industrial warehouse and distribution center located on a flat lot with a small elevation rise to the rear of the lot.

INTERIOR DESCRIPTION

Finished reception/conference room and offices as you come in the East passage door. From the rear of this space, it leads to a mezzanine used to service the top part of the large walk-in freezer which occupies most of the South half of the building. Otherwise, heading West from the office space, you enter into the warehouse and distribution receiving area with three drive-in bays.

PARKING DESCRIPTION

Flat concrete off-street parking

UTILITIES DESCRIPTION

City utilities

CONSTRUCTION DESCRIPTION

Metal building

LOADING DESCRIPTION

Ground level and semi-trailer level loading/unloading

City-code

COMPLETE HIGHLIGHTS



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BUILDING INFORMATION

Occupancy %	0.0%
Tenancy	Single
Number of Floors	1
Year Built	1993
Gross Leasable Area	5,400 SF
Load Factor	1.0
Construction Status	Existing
Warehouse %	85.0%
Framing	Metal
Condition	Good
Roof	Metal
Free Standing	Yes
Number of Buildings	1
Floor Coverings	Carpet and concrete
Foundation	Poured concrete
Exterior Walls	Metal
Mezzanine	Yes
Office Buildout	Yes

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2

LOCATION INFORMATION

IN THIS SECTION

REGIONAL MAP
LOCATION MAP
AERIAL MAP

LOCATION INFORMATION

2929 CREEK DR

REGIONAL MAP

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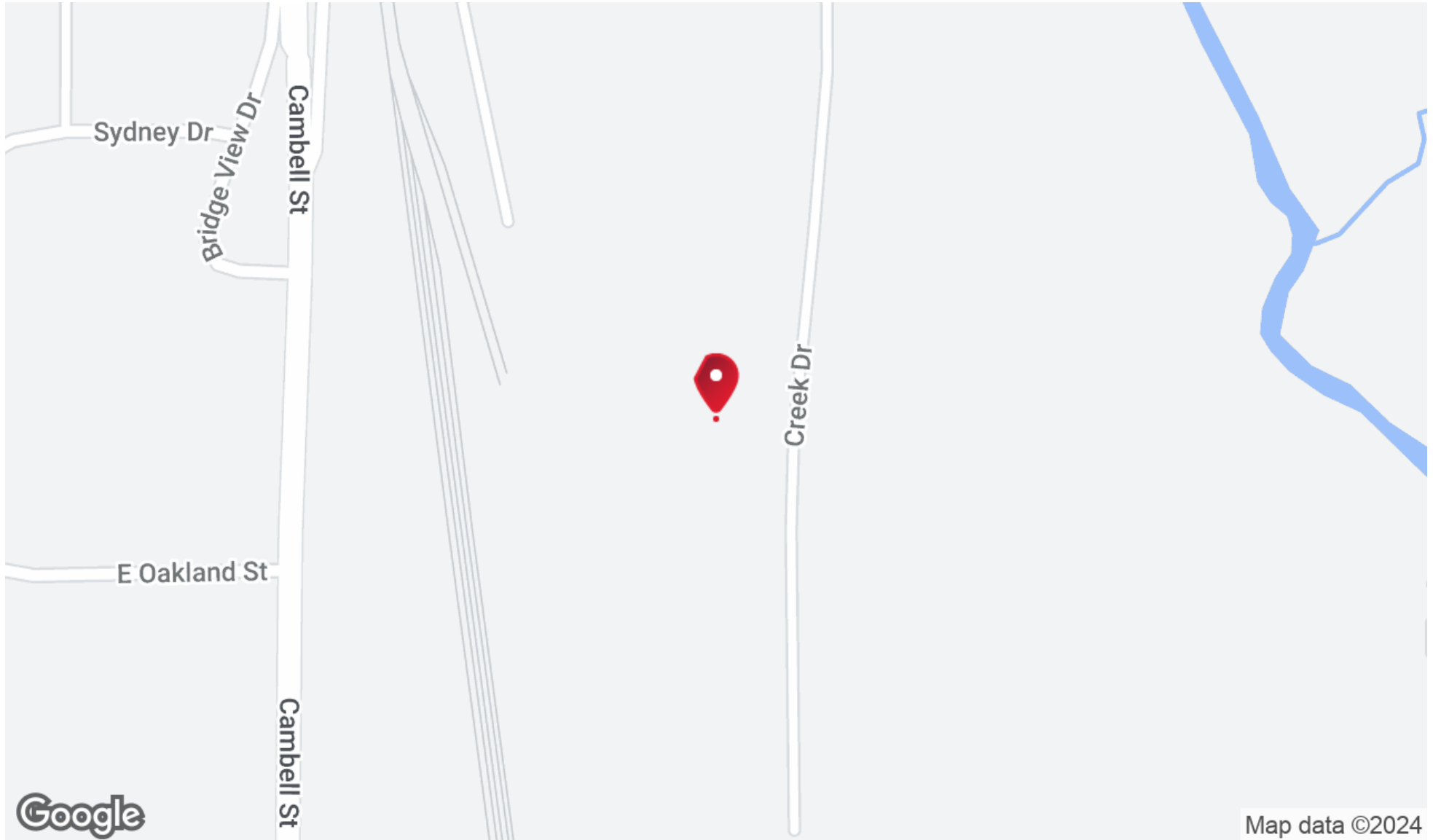
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LOCATION MAP



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AERIAL MAP



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3

LEASE COMPARABLES

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DEMOGRAPHICS

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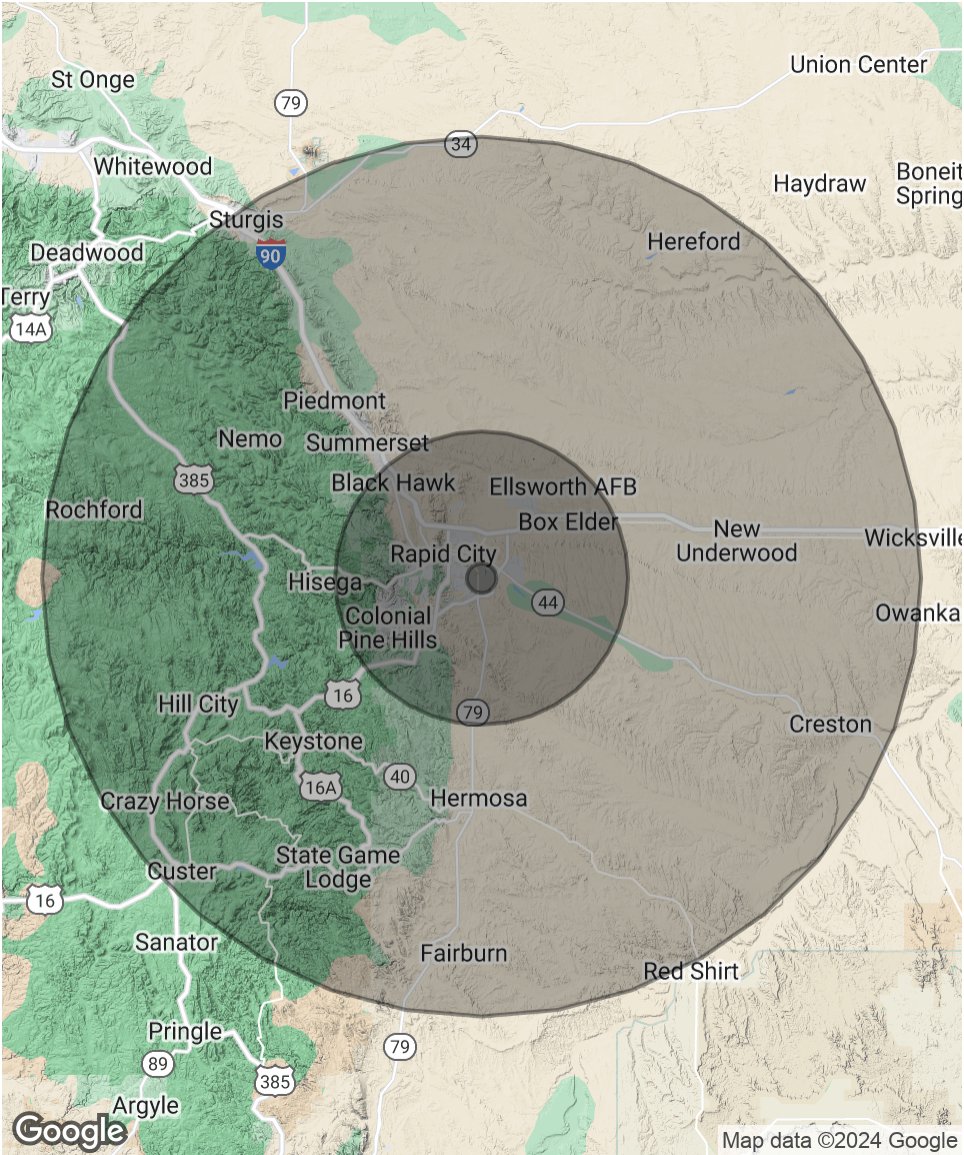
DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	10 MILES	30 MILES
Total Population	4,915	104,098	140,289
Average Age	35.4	38.5	40.1
Average Age (Male)	30.9	37.6	39.0
Average Age (Female)	38.9	39.7	41.2

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	1,919	44,162	61,553
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$60,819	\$70,742	\$69,768
Average House Value	\$173,173	\$198,842	\$207,753

2020 American Community Survey (ACS)



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5

ADVISOR BIOS

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ADVISOR BIO 1

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**RANDY OLIVIER, CCIM****Commercial Broker**

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SD #15377

PROFESSIONAL BACKGROUND

After graduating from college, I spent some time in a regional CPA firm learning about audit trails, small and large businesses, tax returns, and business plans. Incredible experience! Then moved into the retail and corporate world of FootLocker, Harley Davidson, Hobby Lobby, and Walmart. Walmart selected me to participate in a 3-month, top-talent leadership academy where we were able to deep dive into how the world's largest retailer thinks, operates and executes its business model. This amazing experience gave me such great insight; from land selection and acquisition to distribution centers to new construction to operations in the store. This background was very useful and helpful in the decision to transition into commercial real estate in 2013, where the first transaction was helping a client purchase an Office Max building and property in Rapid City, SD.

In 2017, I earned my CCIM (Certified Commercial Investment Member) designation; the gold standard in the real estate investment industry. The CCIM designation represents proven expertise in financial, market, user, and investment analysis, as well as negotiations.

With this real-world experience, track record, and education, we can work towards minimizing your risk, maximizing the return on your investment, and optimizing the value of your real estate. We can make better-informed decisions and develop a comprehensive commercial real estate strategy for you. Let's get started!

EDUCATION

Bachelor of Science (accounting and management) - Chadron State College - 1995

CCIM Institute / Certified Commercial Investment Member - 2017

RE/MAX - #1 Overall Volume Production Broker - South Dakota - 2022

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