

FLEX SPACE FOR SALE/LEASE

1624 Concourse Court, Rapid City, SD 57703

Updated June 2020



Sale Price:
\$695,000

Lease Rate:
\$5.75/SF NNN

Tenant responsible for utilities

Highlights

- Great flex space with 10,750 SF of office and 3,250 SF of warehouse
- 12 private offices and 4 restrooms
- Several large multi-purpose rooms for conference rooms, training rooms, cubicles, call center or tech support space
- Parking for 55 vehicles and a fenced-in yard
- Three (3) 10' overhead doors access the warehouse
- One (1) 9' overhead door to separate storage area on west side
- Exterior painted in 2015
- Possible to subdivide
- Owner will consider leasehold improvements amortized over the term of the lease

Property Details

Building Size: 14,000 SF total
10,750 SF Office
3,250 SF Warehouse

Acres: 1.14

Zoning: Light Industrial

Year Built: 1997

Legal Description: Concourse Industrial Condo, UNITS 1, 2 & 3

Tax ID: 52408, 52409, 52410

Taxes (2018): \$16,851.62

Special Assessment (2018): \$359.94 - Storm Water

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



Exclusively listed by:

Chris Long

CCIM, Commercial Broker

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Tom Rau

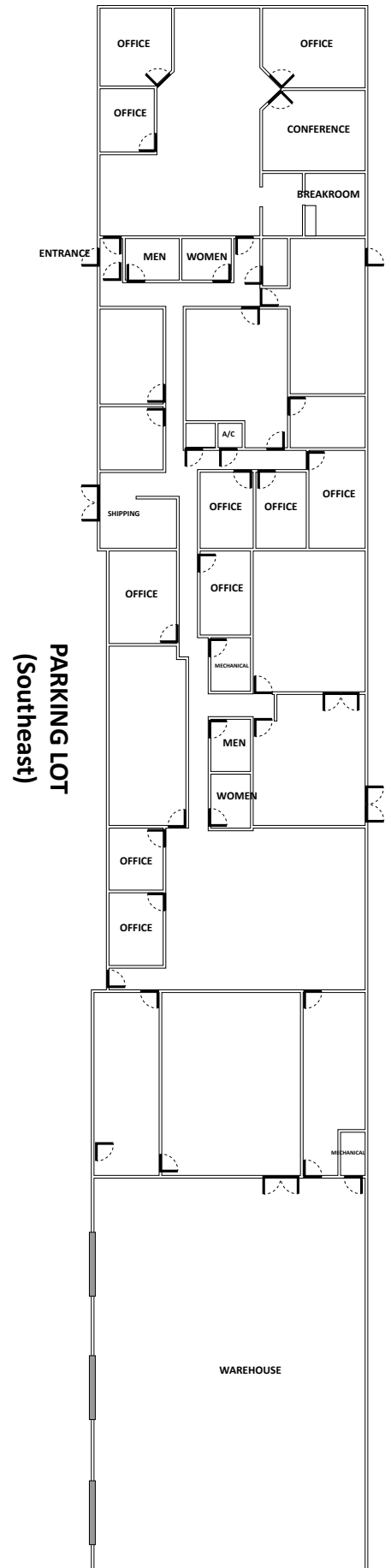
RE/MAX RESULTS

605.390.2735

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FLOOR PLAN

1624 Concourse Ct, Rapid City, SD



Your Property...Our PrioritySM

Keller Williams Realty Black Hills | 2401 West Main Street, Rapid City, SD 57702 | 605.343.7500 | www.RapidCityCommercial.com

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.

PHOTOS

1624 Concourse Ct, Rapid City, SD



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LOCATION

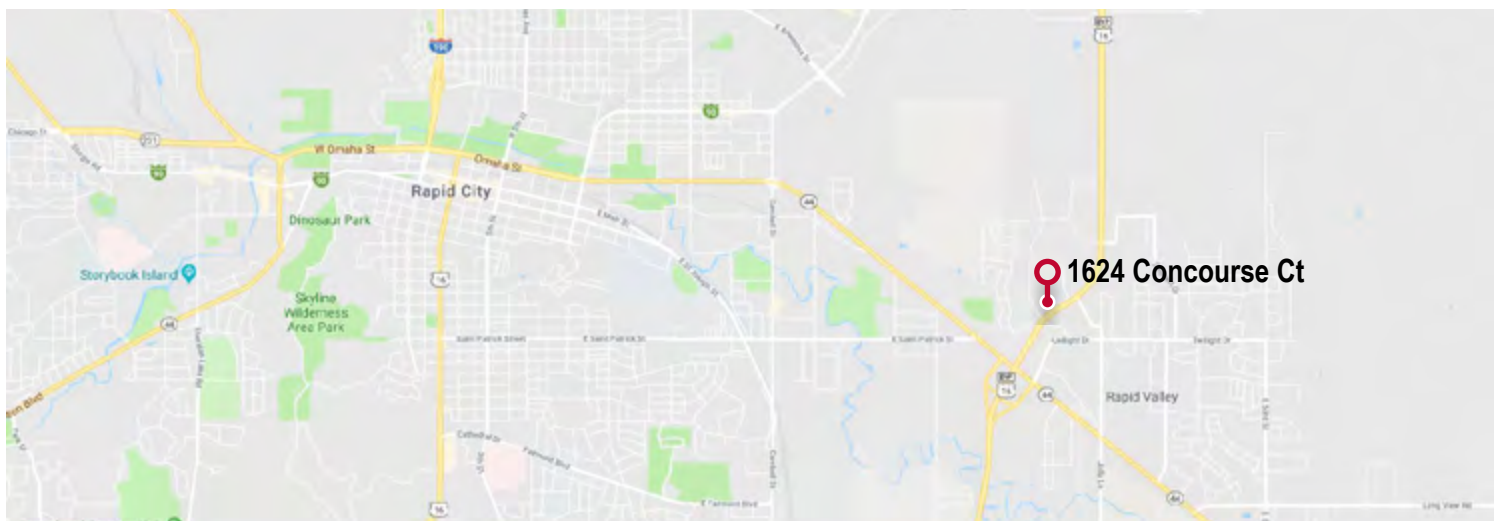
1624 Concourse Ct, Rapid City, SD



Zoning

- Light Industrial
- General Commercial
- Low Density Residential

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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 470,000 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.

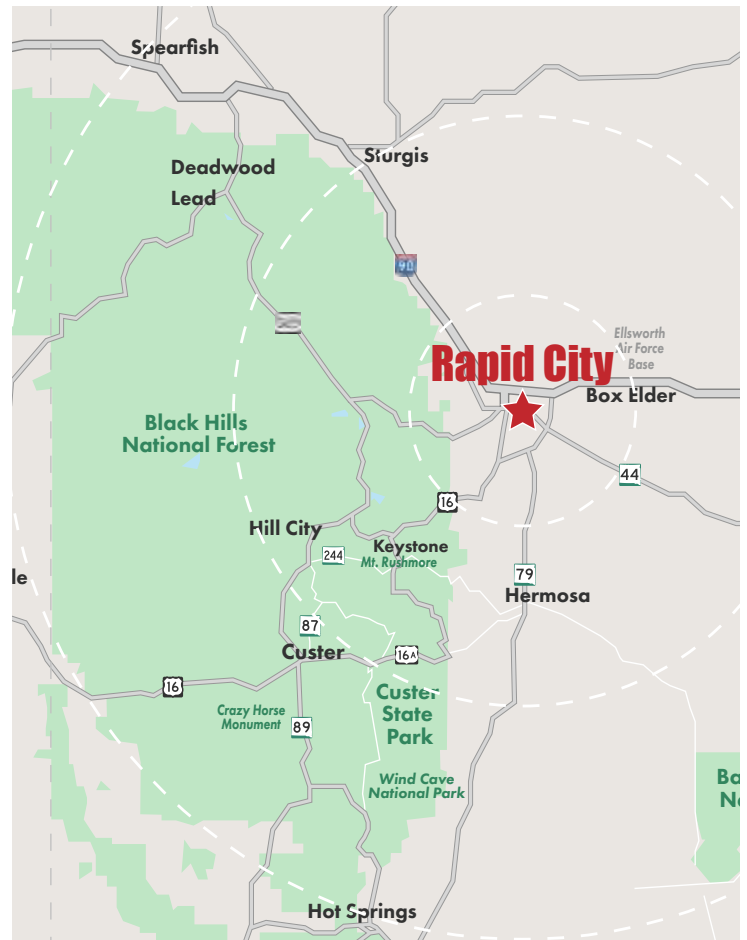
Rapid City Area Key Stats

Total Work Force	71,933
Unemployment Rate	3.2%
Right-to-work Law.....	Yes

Employment by Sector:

Retail	22%
Healthcare & Social Assistance.....	15%
Professional & Administrative Services	10%
Construction	9%
Education Services.....	7%
Manufacturing.....	6%
Transportation, Warehousing, & Utilities	4%

	Rapid City	Rapid City MSA	Rapid City PUMA
Total Households	29,700	58,000	75,000
Total Population	72,841	143,711	183,168
Population % Growth (2016-2017)	0.552%	0.79%	0.637%
Median Household Income	\$48,895	\$52,683	\$51,964
Income % Growth (2016-2017)	3.37%	2.32%	2.73%
Median Property Value	\$170,700	\$172,600	\$170,400
Property Value % Growth (2016-2017)	2.83%	2.68%	2.59%
Average Age	37.1	38.3	39.1
Total Employees	35,487	71,933	87,227
Employees % Growth (2016-2017)	1.07%	1.21%	1.33%



National Rankings

- #1** South Dakota—Best State to Start a Business
Fortune, 2018
- #1** South Dakota—Friendliest State for Small Business
Inc., 2018
- #2** South Dakota—Best Business Climate in the US
Wall Street 24/7, 2018
- #2** South Dakota—Best State for Quality of Life
U.S. News & World Report, 2019
- #3** South Dakota—Fiscal Stability
U.S. News & World Report, 2019



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