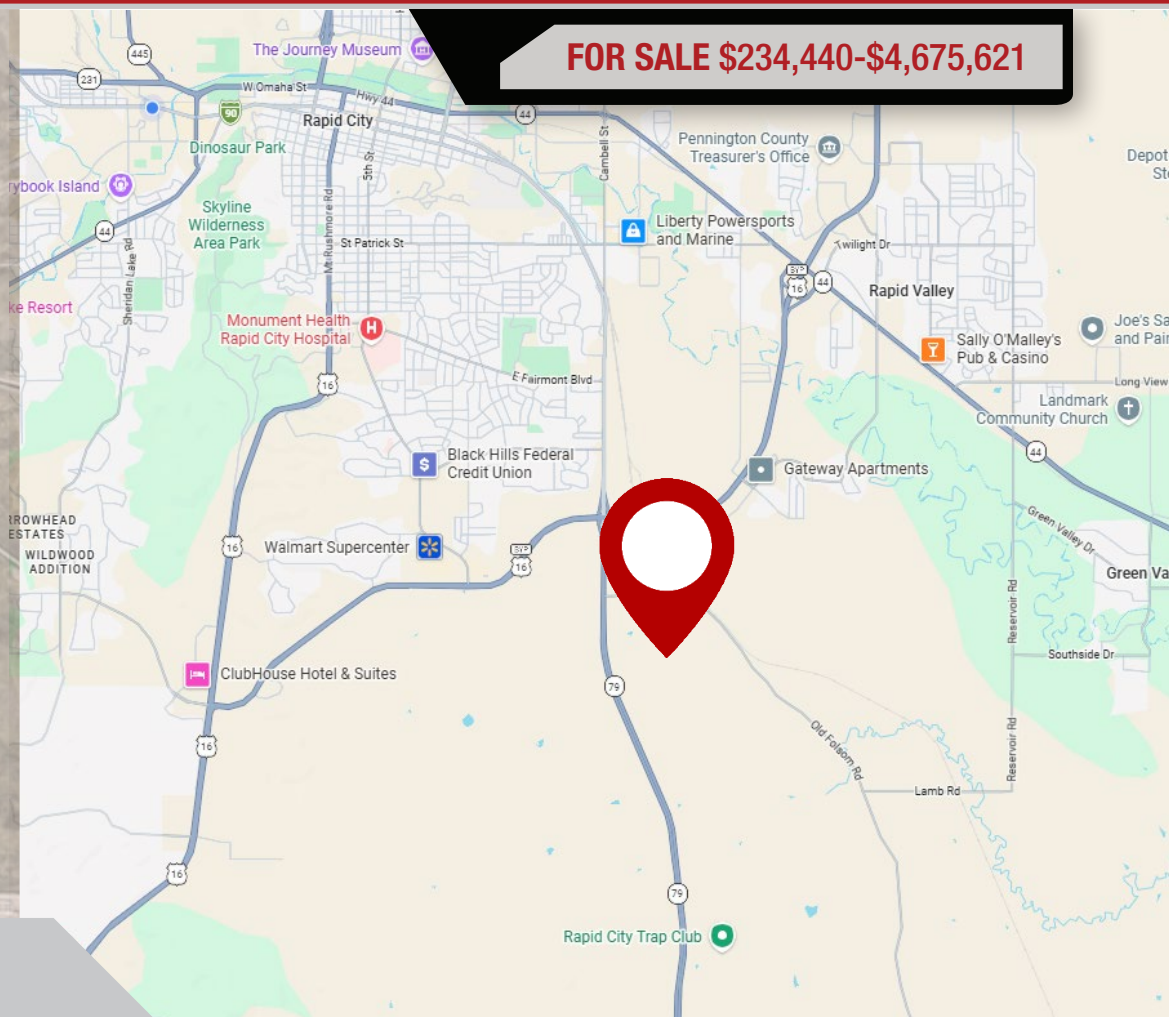


BLACK HILLS INDUSTRIAL CENTER

RAPID CITY, SD 57703



CERTIFIED INDUSTRIAL LOTS | 2 ACRES - 160 ACRES

EXCLUSIVELY LISTED BY:

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PROPERTY DETAILS

SITE INFORMATION

Total Industrial Park	500+ acres
Land Currently Available	450+ acres
Available Lots	21
Lot Sizes	1.80-85.87 acres
Zoning	Heavy Industrial
Access	Old Folsom Rd and SD Hwy 79
I-90 Access	Approximately 10 miles
Rail	Adjacent RCP&E rail line
Certification	Quest Site Solutions, May 2026
Delivery	Phase 2: December 2026 Phase 3: December 2027

UTILITIES

Water & Sewer	City of Rapid City
Electric	Black Hills Energy & Black Hills Electric Cooperative
Gas	Montana-Dakota Utilities
Telecommunications	SDN Communications

PROPERTY RESOURCES

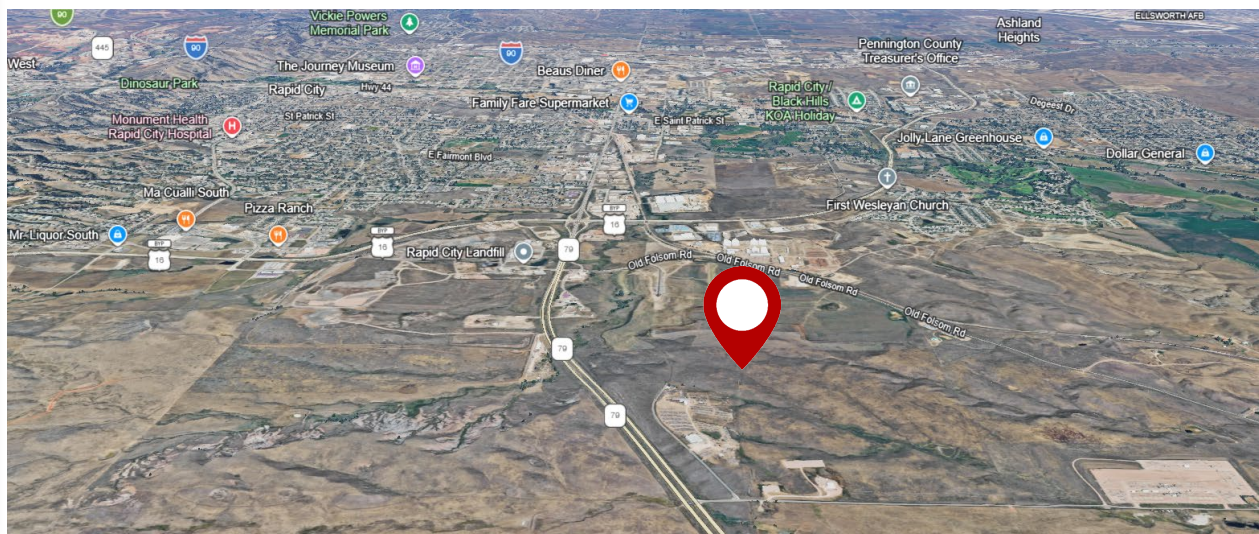
Website	BlackHillsIndustrialCenter.com
Video Tour	View the property video tour

LAND OVERVIEW

Black Hills Industrial Center is a 500+ acre, master-planned industrial park on the south side of Rapid City. As the only Quest-certified industrial site in western South Dakota, it gives industrial users documented information on site conditions, utilities, access, and environmental readiness.

Lots are currently available along Capacitor Blvd, Aesir Blvd, and Creek Dr. Sites range from 1.8 to 85.87 acres and can be adjusted or combined to support specific needs. Phase 2 lots are scheduled for delivery in December 2026, followed by Phase 3 lots in December 2027.

The Heavy Industrial-zoned park connects to Old Folsom Rd and SD Hwy 79 / Heartland Expressway. I-90 is approximately 10 miles away. A planned traffic signal at SD Hwy 79 and Old Folsom Rd will improve access to the development. Two electric providers, natural gas, city water and sewer, fiber, and an adjacent RCP&E rail line serve the property. Sites are available for purchase or through a built-to-suit arrangement.



BLACK HILLS INDUSTRIAL CENTER

RAPID CITY, SD 57703

AVAILABLE LOTS

CAPACITOR BLVD BLOCK 3 WEST SIDE					
	ACRES	\$/SF	SALE PRICE	PHASE	DELIVERY DATE
Lot 1	2.80	\$2.65/SF	\$323,215	Phase 2	December 2026
Lot 2	1.80	\$2.99/SF	\$234,440	Phase 2	December 2026
Lot 3	3.00	\$2.65/SF	\$346,302	Phase 2	December 2026
Lot 5	2.21	\$2.65/SF	\$255,109	Phase 2	December 2026
CAPACITOR BLVD BLOCK 4 EAST SIDE					
	ACRES	\$/SF	SALE PRICE	PHASE	DELIVERY DATE
Lot 1	2.89	\$2.65/SF	\$333,604	Phase 2	December 2026
Lot 2	1.89	\$2.99/SF	\$246,162	Phase 2	December 2026
AESIR BLVD BLOCK 4 SOUTH SIDE					
	ACRES	\$/SF	SALE PRICE	PHASE	DELIVERY DATE
Lot 4	4.16	\$2.65/SF	\$480,205	Phase 2	December 2026
Lot 5	4.16	\$2.65/SF	\$480,205	Phase 2	December 2026
Lot 6	5.21	\$2.65/SF	\$601,411	Phase 2	December 2026
Lot 7	5.64	\$2.65/SF	\$651,048	Phase 2	December 2026
Lot 8	16.80	\$2.29/SF	\$1,675,840	Phase 3	December 2027
Lot 9	5.40	\$2.65/SF	\$623,343	Phase 3	December 2027

AESIR BLVD BLOCK 3 NORTH SIDE					
	ACRES	\$/SF	SALE PRICE	PHASE	DELIVERY DATE
Lot 4	2.53	\$2.65/SF	\$292,048	Phase 2	December 2026
Lot 5	2.53	\$2.65/SF	\$292,048	Phase 2	December 2026
Lot 7	7.50	\$2.65/SF	\$865,755	Phase 3	December 2027
Lot 8	9.90	\$2.65/SF	\$1,142,796	Phase 3	December 2027
Lot 9	4.70	\$2.65/SF	\$542,539	Phase 3	December 2027
CREEK DR BLOCK 5 WEST SIDE					
	ACRES	\$/SF	SALE PRICE	PHASE	DELIVERY DATE
Lot 10	3.54	\$2.65/SF	\$408,636	Phase 3	December 2027
Lot 11	85.87	\$1.25/SF	\$4,675,621	Phase 3	December 2027
Lot 12	40.80	\$2.29/SF	\$4,069,897	Phase 3	December 2027
Lot 13	42.20	\$1.95/SF	\$3,584,552	Phase 3	December 2027

Lot configurations, acreages, pricing, availability, and delivery dates are subject to change. Lots may be adjusted or combined based on user requirements.

BLACK HILLS INDUSTRIAL CENTER RAPID CITY, SD 57703

LOCATION OVERVIEW



LOCATION HIGHLIGHTS

- ▶ Direct connection to SD Hwy 79
- ▶ Approximately 10 miles from I-90
- ▶ Approximately 9 miles from Rapid City Regional Airport
- ▶ Planned signal at SD Hwy 79 and Old Folsom Rd
- ▶ Adjacent to the RCP&E rail line

STATISTICS

WELCOME TO SOUTH DAKOTA AND THE BLACK HILLS!

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.

The Black Hills boasts the country's most recognized national monument - Mount Rushmore - bringing millions of tourists from all over the world to Western South Dakota every year. For the past 10 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with 14.9 million visitors to South Dakota, \$5.09 billion in visitor spending, and 58,824 jobs sustained by the tourism industry.

BUSINESS FRIENDLY TAXES

- NO** corporate income tax
- NO** franchise or capital stock tax
- NO** personal property or inventory tax
- NO** personal income tax
- NO** estate and inheritance tax



REGIONAL STATISTICS

Rapid City Metro Population	156,934
Rapid City Population Growth	1.83% YoY
Rapid City Unemployment Rate	1.8%
Household Median Income	\$70,870

SD TOURISM 2024 STATISTICS

Room Nights	5.2 M Booked
Park Visits	8.7 M Visitors
Total Visitation	14.9 M Visitors
State & Local Tax Revenue	\$398.7 M

RAPID CITY

- #1** AreaDevelopment—Leading Metro in the Plains
- #10** CNN Travel—Best American Towns to Visit

- #1** US Census—Fastest-Growing City in Midwest
- #17** Milken Institute—Best-Performing Small City

- #4** Realtor.com—Emerging Housing Markets
- #33** WalletHub—Happiest Cities in America

SOUTH DAKOTA

- #1** Business Tax Climate Index
- #2** States with Best Infrastructure
- #3** Business Friendliness

- #1** Most Stable Housing Markets
- #3** Best States for Business Costs
- #4** Forbes Best States for Starting a Business

- #2** Fastest Job Growth
- #3** Long-Term State Fiscal Stability
- #5** Best States to Move To

**BLACK HILLS INDUSTRIAL CENTER
RAPID CITY, SD 57703**

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents for or from the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

