

CONTRACTOR INDUSTRIAL BAYS

1931 DYESS AVENUE
RAPID CITY, SD 57701

FOR LEASE \$10.00/SF/YR NNN



TWO 4,000 SF CONTRACTOR WAREHOUSE UNITS AVAILABLE

Proposed Rendering

EXCLUSIVELY LISTED BY:

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PROPERTY DETAILS

SITE & BUILDING INFORMATION

Unit Sizes	4,000 SF
Building Size	12,000 SF
Land Size	3.39 Acres
Zoning	Light Industrial
Bay Dimensions	80' x 50'
Clear Height	20' sidewalls
Overhead Doors	16' x 20'
Power	3-phase
Parking	Concrete parking and driveway
Site Features	Outdoor yard space with semi-truck accessibility

LEASE DETAILS

Base Rent	\$10.00/SF/YR
NNN	\$2.00/SF/YR
Total Rent	\$12.00/SF/YR
Monthly Rent	\$4,000
Tenant Responsible	Electrical & gas
Taxes (2025)	\$2,676.52

UTILITIES

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

LEASE HIGHLIGHTS

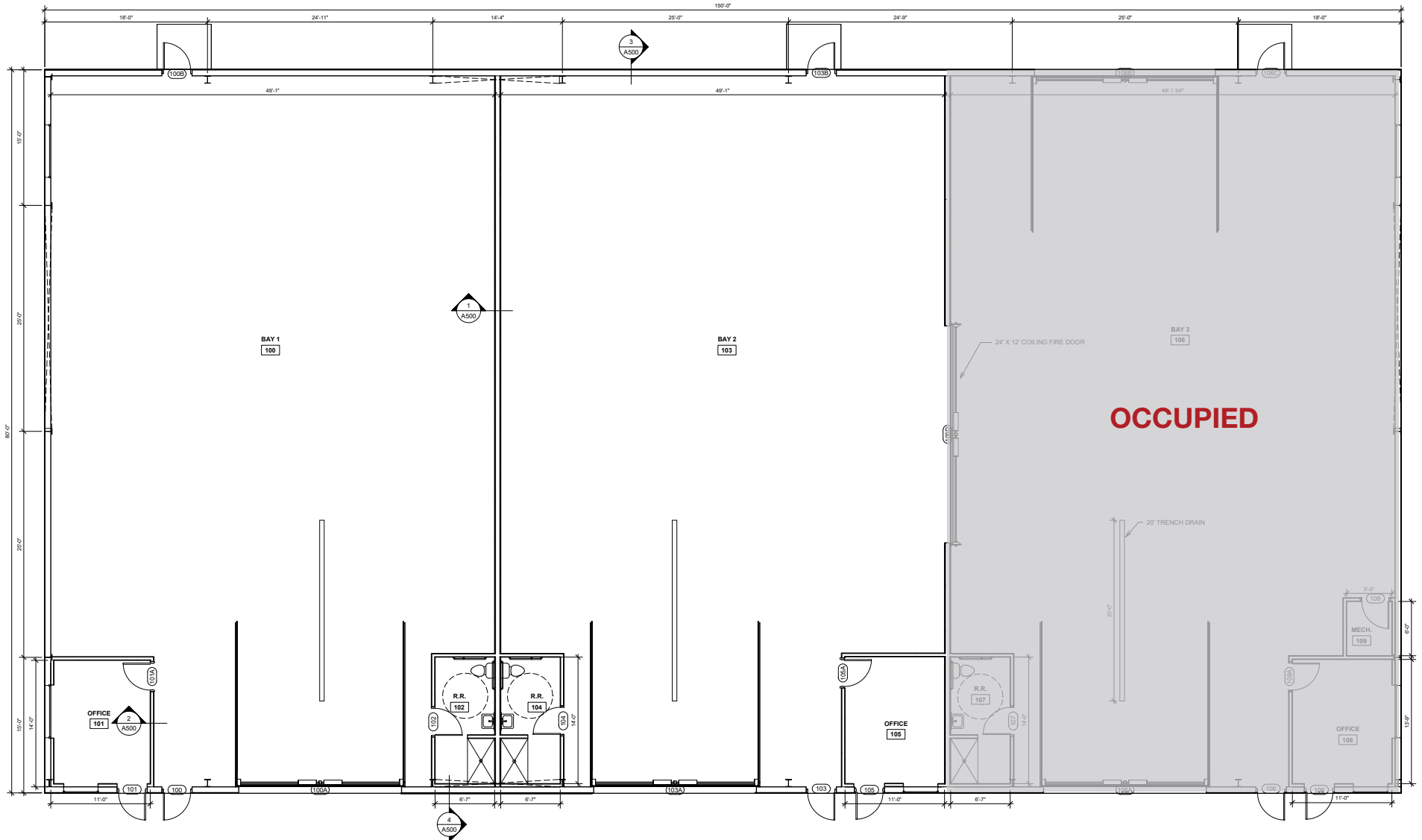
- ▶ New construction light industrial warehouse offering two 4,000 SF units for lease within a 12,000 SF three-bay building on Dyess Avenue.
- ▶ Each unit includes an 80' x 50' open warehouse bay with 20' sidewalls supporting contractor, service, and equipment-based operations.
- ▶ 16' x 20' overhead doors provide access for large vehicles and equipment, with concrete parking and semi-truck accessibility.
- ▶ Each unit includes a private office and ADA restroom with shower, allowing operators to combine shop and administrative functions.
- ▶ Warehouse bays include trench drains, 3-phase power, and in-floor heat supporting industrial and mechanical operations.
- ▶ The site includes yard space for equipment storage and staging along with a shared portable loading dock.
- ▶ Located just north of East Mall Drive near several auto dealerships with convenient access to I-90.



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.

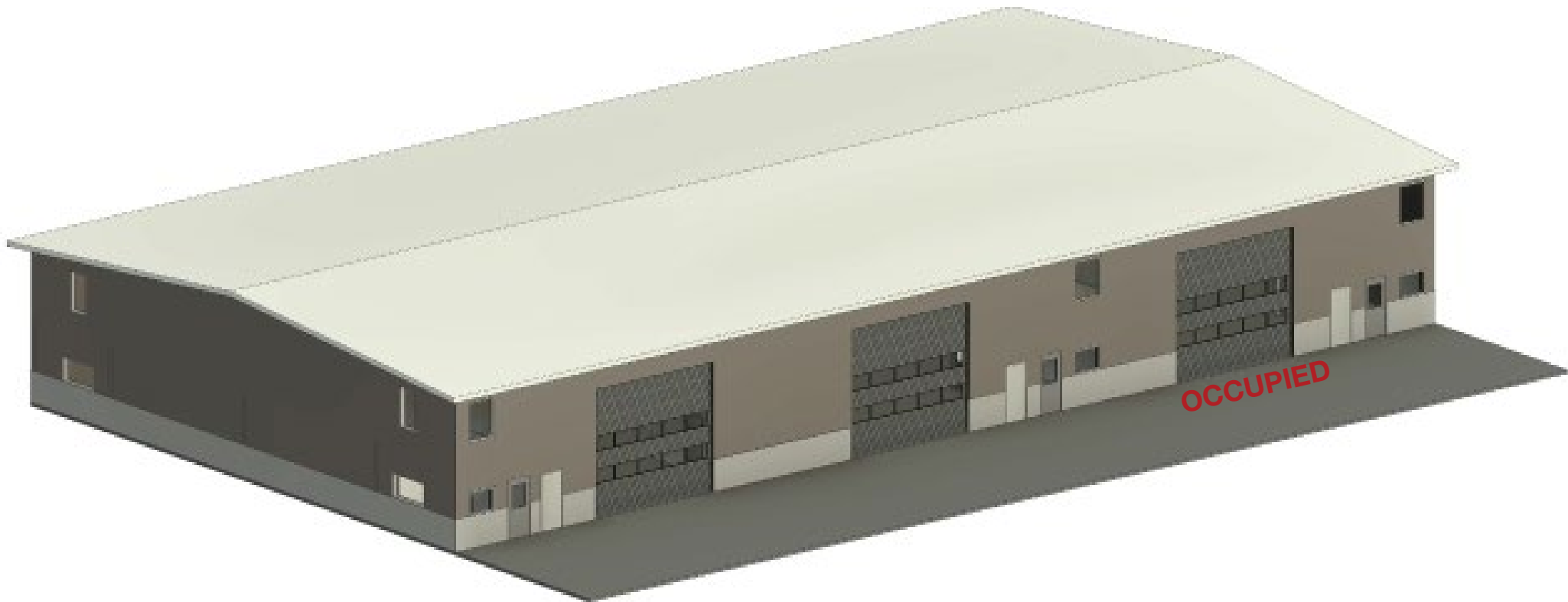
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FLOOR PLAN



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BUILDING PLAN



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	156,686
Rapid City Population Growth	3.05% YoY
Rapid City Unemployment Rate	1.9%
Household Median Income	\$65,712

SD TOURISM 2024 STATISTICS

Room Nights	5.2 M Booked
Park Visits	8.7 M Visitors
Total Visitation	14.9 M Visitors
Visitor Spending	\$398.7 M in Revenue

RAPID CITY

- #1** AreaDevelopment—Leading Metro in the Plains
- #1** US Census—Fastest-Growing City in Midwest
- #10** CNN Travel—Best American Towns to Visit
- #17** Milken Institute—Best-Performing Small City

SOUTH DAKOTA

- #1** Business Tax Climate Index
- #1** Most Stable Housing Markets
- #2** States with Best Infrastructure
- #3** Best States for Business Costs
- #3** Business Friendliness
- #4** Forbes Best States for Starting a Business
- #4** Realtor.com—Emerging Housing Markets
- #5** Best States to Move To
- #33** WalletHub—Happiest Cities in America
- #2** Fastest Job Growth
- #3** Long-Term State Fiscal Stability

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