

TAGGART ROAD INDUSTRIAL FACILITY WITH YARD & LOADING DOCKS

2340 TAGGART ROAD
RAPID CITY, SD 57701

FOR LEASE \$8.00/SF/YR NNN



18,480 SF | 3.4 ACRES

EXCLUSIVELY LISTED BY:

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2340 TAGGART ROAD RAPID CITY, SD 57701

PROPERTY DETAILS

SITE & BUILDING INFORMATION

| | |
|----------------------|-------------------------|
| Building Size | 18,480 SF |
| Warehouse | 15,120 SF |
| Office/Showroom | 3,360 SF (unfinished) |
| Land Area | 3.4 Acres |
| Fenced Yard | 350' x 165' |
| Ceiling Heights | 15' & 18' |
| Drive-Through Doors | 22' x 16' (2) |
| Grade-Level Door | 14' x 14' (1) |
| Dock-High Doors | 8' x 10' (2) w/levelers |
| Pick-Up Height Doors | 6' x 8' (3) |
| Year Built | 2007 |
| Zoning | Light Industrial |
| Parking | On-Site, 25 |

LEASE DETAILS

| | |
|---------------------|-----------------|
| Base Rent | \$8.00/SF/YR |
| NNN | \$2.00/SF/YR |
| Monthly Rent | \$15,400 |

UTILITIES

| | |
|--------------|--------------------------|
| Water & City | Rapid City |
| Electric | West River Electric |
| Gas | Montana-Dakota Utilities |

PROPERTY OVERVIEW

Industrial facility designed for users requiring secured yard, warehouse, office/showroom space, and multiple loading options near Elk Vale Road and I-90. The 18,480 SF building sits on 3.4 acres and includes 15,120 SF of warehouse space with a 3,360 SF office/showroom area currently being renovated.

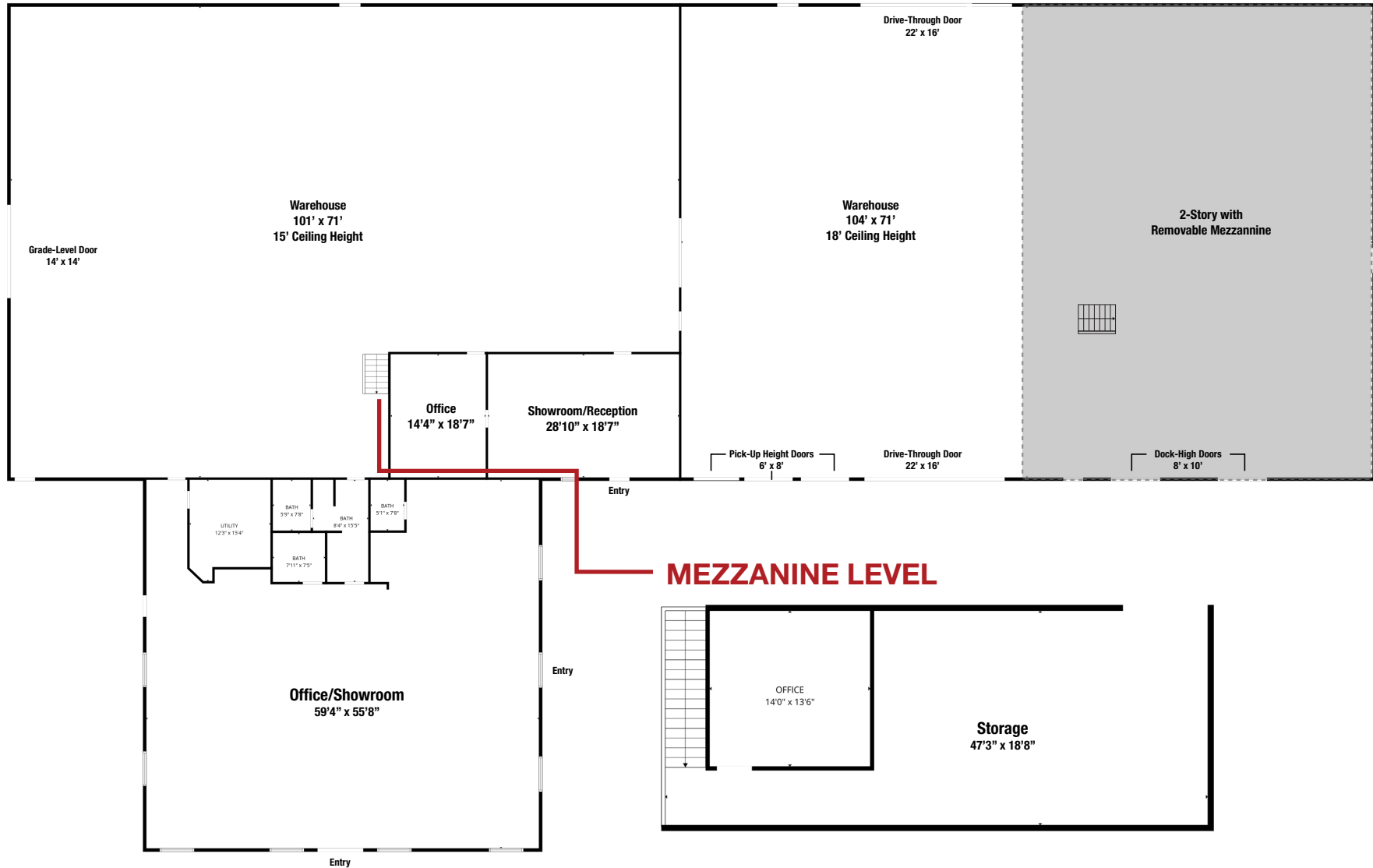
The site includes paved parking, a fenced 350' x 165' gravel yard, and a poured concrete pad. The warehouse is divided into two functional sections with drive-through access, dock-high loading, grade-level doors, pick-up height doors, floor drains, radiant heat, and mezzanine storage. Ceiling heights range from 15' to 18', with one lower-clear section at 8'.

In addition to the main office/showroom area, the warehouse includes a finished showroom/reception area and office with a separate entry, supporting customer interaction or on-site administrative use.



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FLOOR PLAN



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



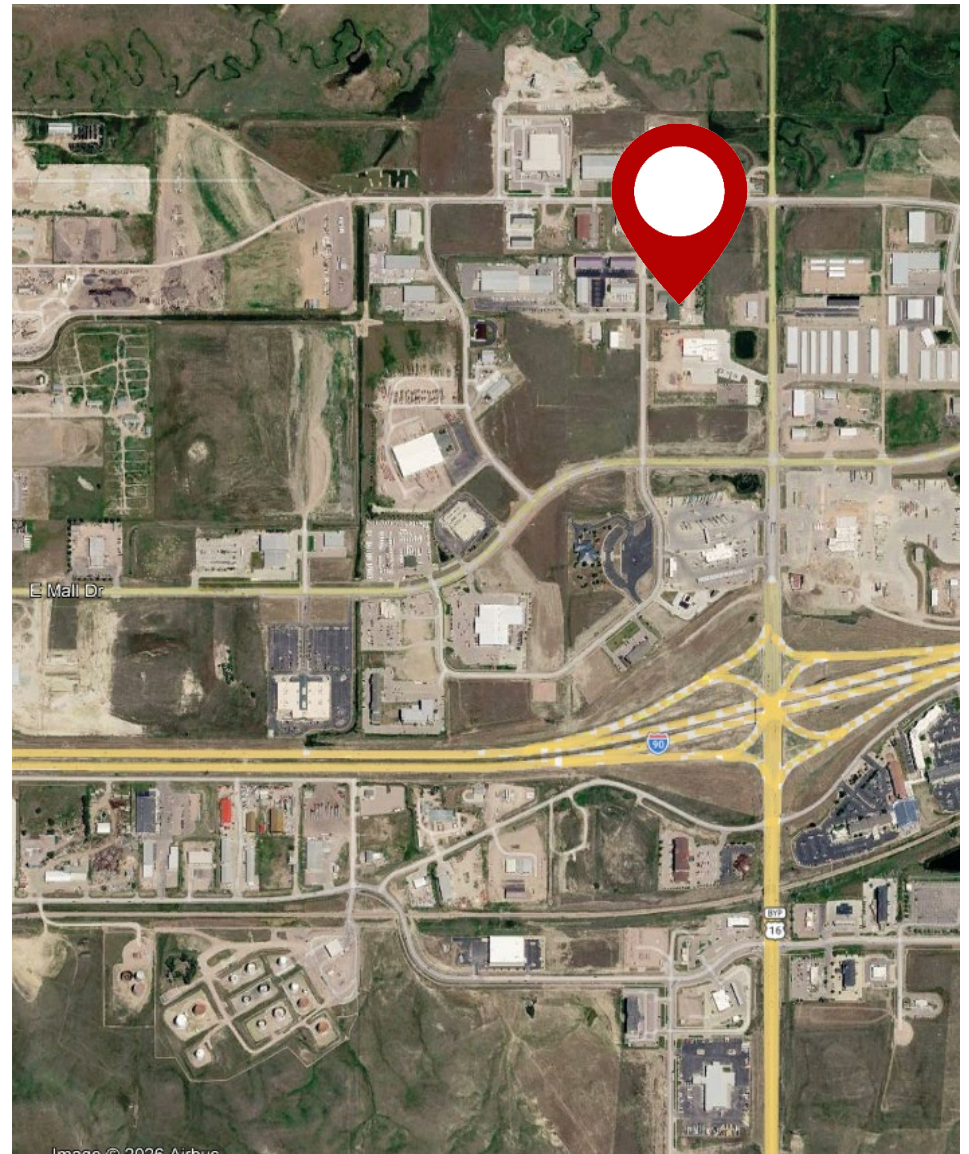
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WAREHOUSE PHOTOS



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LOCATION OVERVIEW



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

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