



FLEX SPACE FOR LEASE

1821 SAMCO ROAD
RAPID CITY, SD 57702

FOR LEASE \$8.50/SF/YR NNN



WAREHOUSE/OFFICE | 2,616 SF

KW Commercial
Your Property—Our PrioritySM
2401 West Main Street, Rapid City, SD 57702
605.335.8100 | www.RapidCityCommercial.com
Keller Williams Realty Black Hills

EXCLUSIVELY LISTED BY:

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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.



1821 SAMCO ROAD RAPID CITY, SD 57702

PROPERTY DETAILS



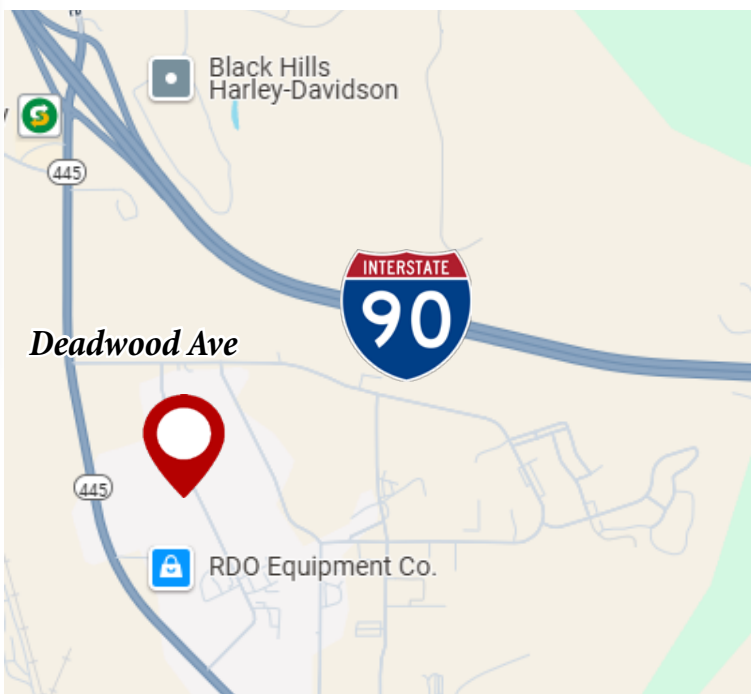
1821 SAMCO ROAD

- ▶ 1,200+ square foot office space on 2 levels
- ▶ Open shop area with 10'x14' OH door
- ▶ 220V 3 Phase power
- ▶ Heated shop and air conditioned office
- ▶ Freshly renovated interior offices
- ▶ New exterior paint
- ▶ Upper level with two large office spaces and storage

LEASE INFORMATION

1821 SAMCO

Approx SF:	2,616 SF
Zoning:	Light Industrial
Tax ID:	47939
Water/Sewer:	City
Electric:	Black Hills Electric
Gas:	Montana-Dakota Utilities
Utilities:	Tenant Responsibility
Lease Rate:	\$8.50/SF/YR NNN
NNN Rate:	\$2.00/SF/YR
Monthly:	\$2,289.00 + Utilities



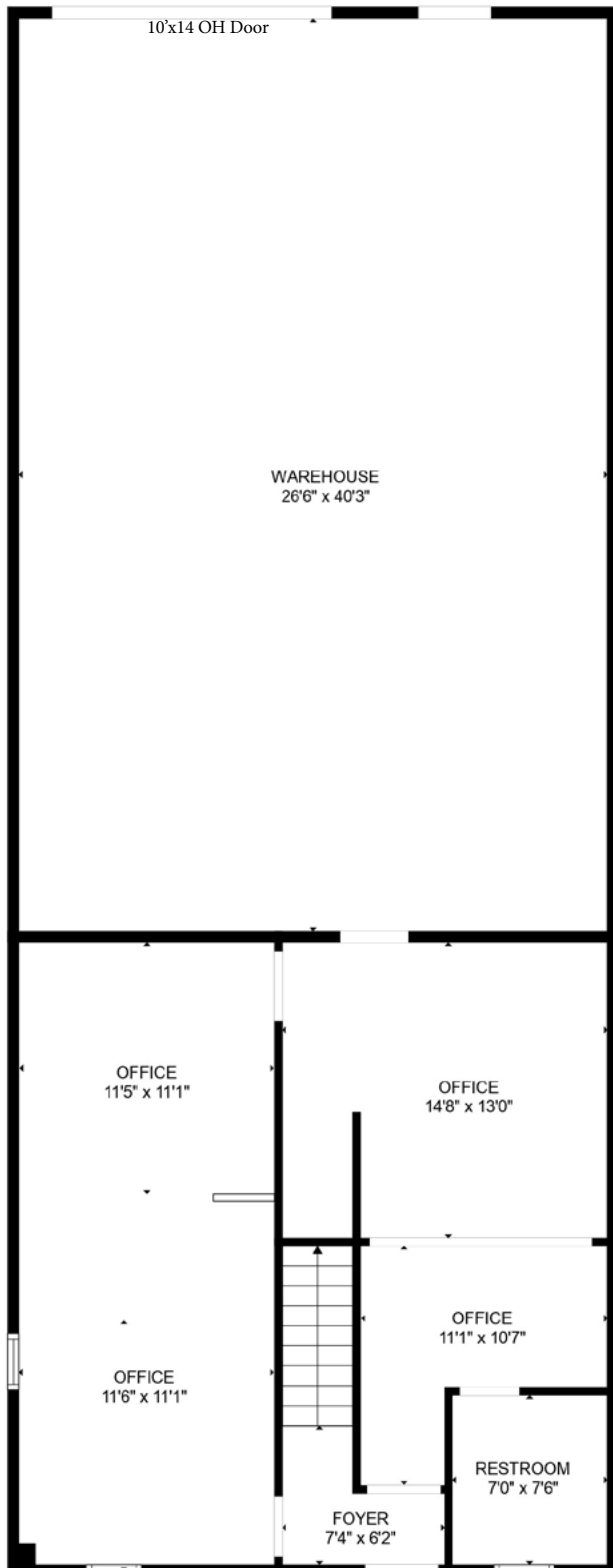
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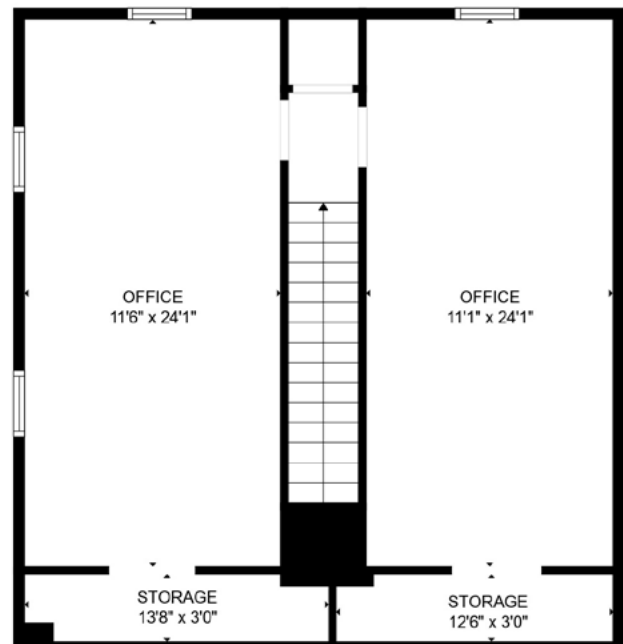
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FLOOR 1



FLOOR 2

PHOTOS



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
- #4** Realtor.com—Emerging Housing Markets
- #17** Milken Institute—Best-Performing Small City
- #1** US Census—Fastest-Growing City in Midwest
- #10** CNN Travel—Best American Towns to Visit
- #33** WalletHub—Happiest Cities in America

SOUTH DAKOTA

- #1** Business Tax Climate Index
- #2** Fastest Job Growth
- #3** Best States for Business Costs
- #3** Business Friendliness
- #5** Best States to Move To
- #1** Most Stable Housing Markets
- #2** States with Best Infrastructure
- #3** Long-Term State Fiscal Stability
- #4** Forbes Best States for Starting a Business