



*WAREHOUSE FOR SALE OR LEASE*

# *108 East Main Rapid City, South Dakota*

**Sandra Runde, CCIM, SIOR  
Commercial Broker**

*Prudential Kahler REALTORS®  
2401 W Main Street, Rapid City SD 57702  
605-343-7500 or 800-658-5550*

*E-mail [sandra@kahlerinc.com](mailto:sandra@kahlerinc.com)  
[www.kahlerinc.com](http://www.kahlerinc.com)*

*View commercial listings at  
<http://www.RapidCityCommercial.com>*

**Dave Olsen  
Broker Associate**

*Coldwell Banker  
2700 W Main Street, Rapid City SD 57702  
605-343-2700 or 800-658-3371*

*Cell: 605-484-9744  
E-mail [david.olsen@coldwellbanker.com](mailto:david.olsen@coldwellbanker.com)  
[www.davidtolsen.com](http://www.davidtolsen.com)*



## address

108 East Main  
Rapid City, SD 57701

## tax information

Tax id #42669  
2010 taxes payable in 2011:  
\$39,699.64

## land information

4.52 acres

## zoning information

east (with buildings):  
General Commercial  
west: Light Industrial

## listing prices and options

**\$1,597,000.00**

**Lease for \$177,500.00 per year**  
plus taxes, insurance, utilities, and all  
maintenance.

Owner financing available.

## property description

A total of 29,000 square feet on 4.52  
acres available for sale or lease.

The main building is comprised of 2  
contiguous buildings

- 1) 15,000 square foot office and  
warehouse built in 1963
- 2) 10,800 square foot cold storage  
building built in 1972.

This building contains a carpeted  
reception area, 12 offices, break room  
and bathroom. Mezzanine storage is in  
most of the building. Ceiling heights  
range from 16 feet to 20 feet high, with  
multiple overhead doors.

Also on the property is an  
approximately 4,000 square foot  
building with one large storage area and  
6 separate storage areas with individual  
overhead doors.



## *property features*

### Approximately 29,000 square feet of warehouse and office buildings

**Main building** contains 2 contiguous buildings:

15,000 square foot office/warehouse (built in 1963)  
10,900 square foot cold storage (built in 1972)

- Reception area
- 12 private offices
- Break room
- Handicapped accessible restroom
- Heavy-duty Mezzanine storage in most of building
- 20 foot high ceilings in office/warehouse
- 16 foot high ceilings in cold storage
- 2 dock high 10' x 10' overhead doors in office/warehouse
- 1 16' x 15' high drive-in overhead door in cold storage
- Sprinkler system throughout ("dry" sprinkler system in cold storage)
- Automatic dialing fire system
- 3-phase power
- Shelving stays with the building



### **Secondary building:**

Approximately 4,000 square foot cold storage building

- Concrete floor
- 14 foot high ceiling
- 2 large overhead doors in front – largest is 20' wide x 14' high
- 3 smaller storage units on each side of building with individual overheads
- Electric to unit – no HVAC

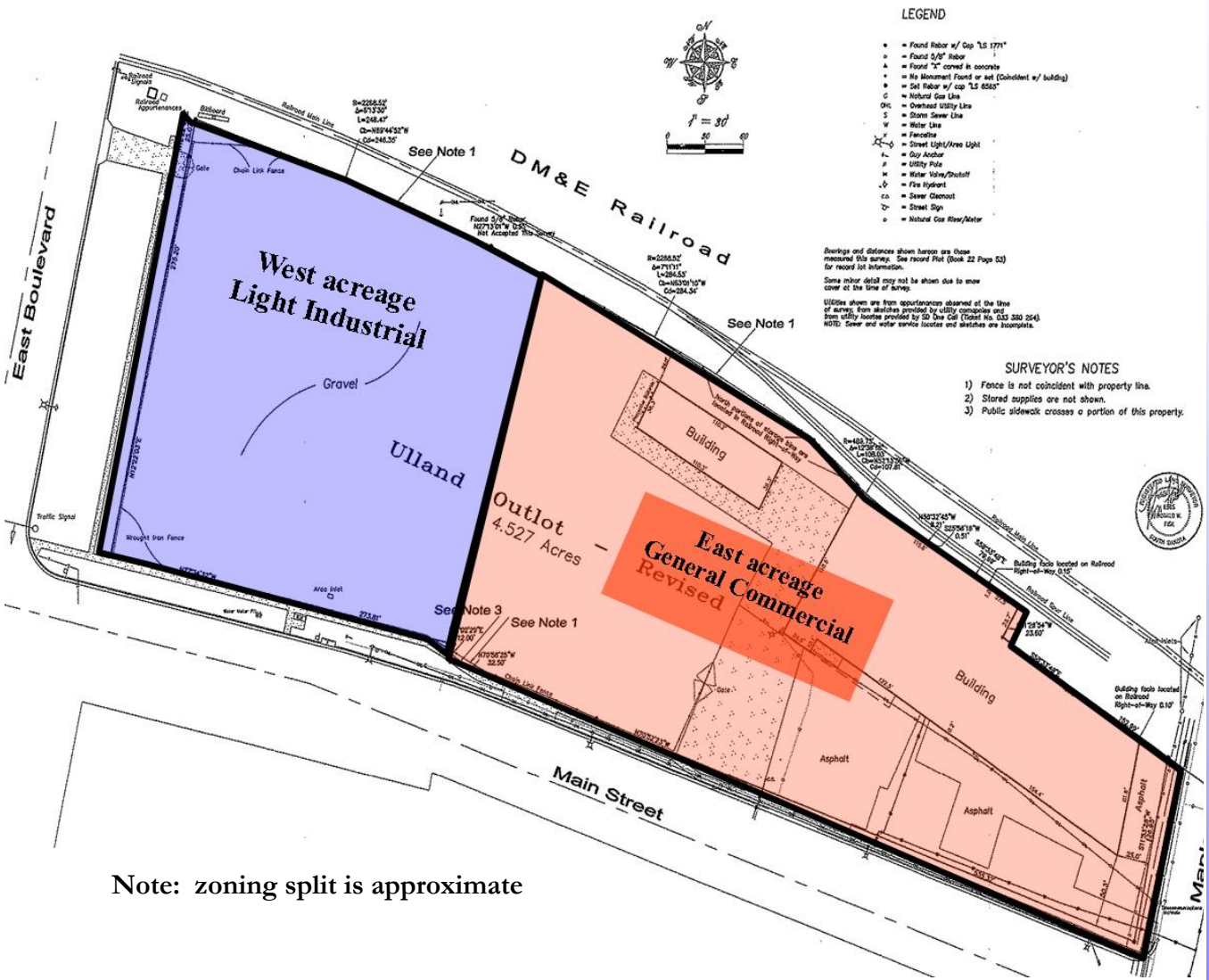
### **Approximately 4.52 acres of ground**

- East acreage zoned general commercial
- West acreage zoned light industrial – surrounded by chain link fence





# zoning



Note: zoning split is approximate

survey

LEGEND

- Found rebar w/ Cop T.S 1271"
- Found 6"x6" rebar
- Found 4"x4" rebar
- Found 3" corr'd in concrete
- No Movement Found or set (Coincident w/ building)
- Found rebar in concrete T.S 1271"
- Miscellaneous
- Overhead Utility Line
- Street Light/Arm Light
- Overhead Sewer Line
- Overhead Gas Line
- Street Light/Arm Light
- Overhead Water Line
- Utility Pole/Post
- Fire Hydrant
- Street Cabinet
- Street Sign
- Normal Gas Meter/Marker

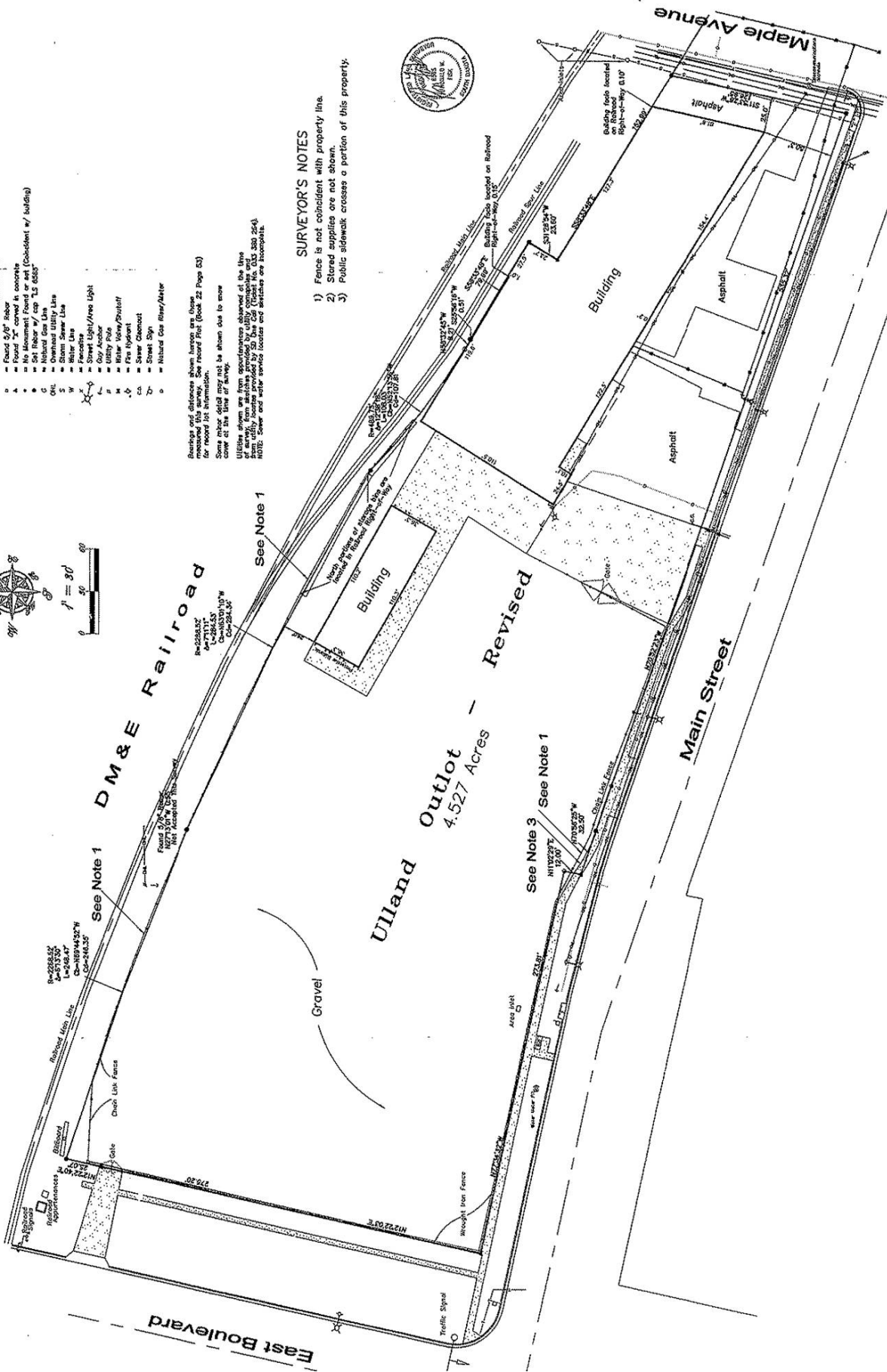
Bearings and distances shown herein are those measured this survey. See record Plat (Book 22 Page 53) for record of this information.

Some previous work may not be shown due to error.

Utilities shown are from references obtained at the time of survey from markings provided by utility companies and are not shown to scale. Sewer and water service locations are indicated on this map.

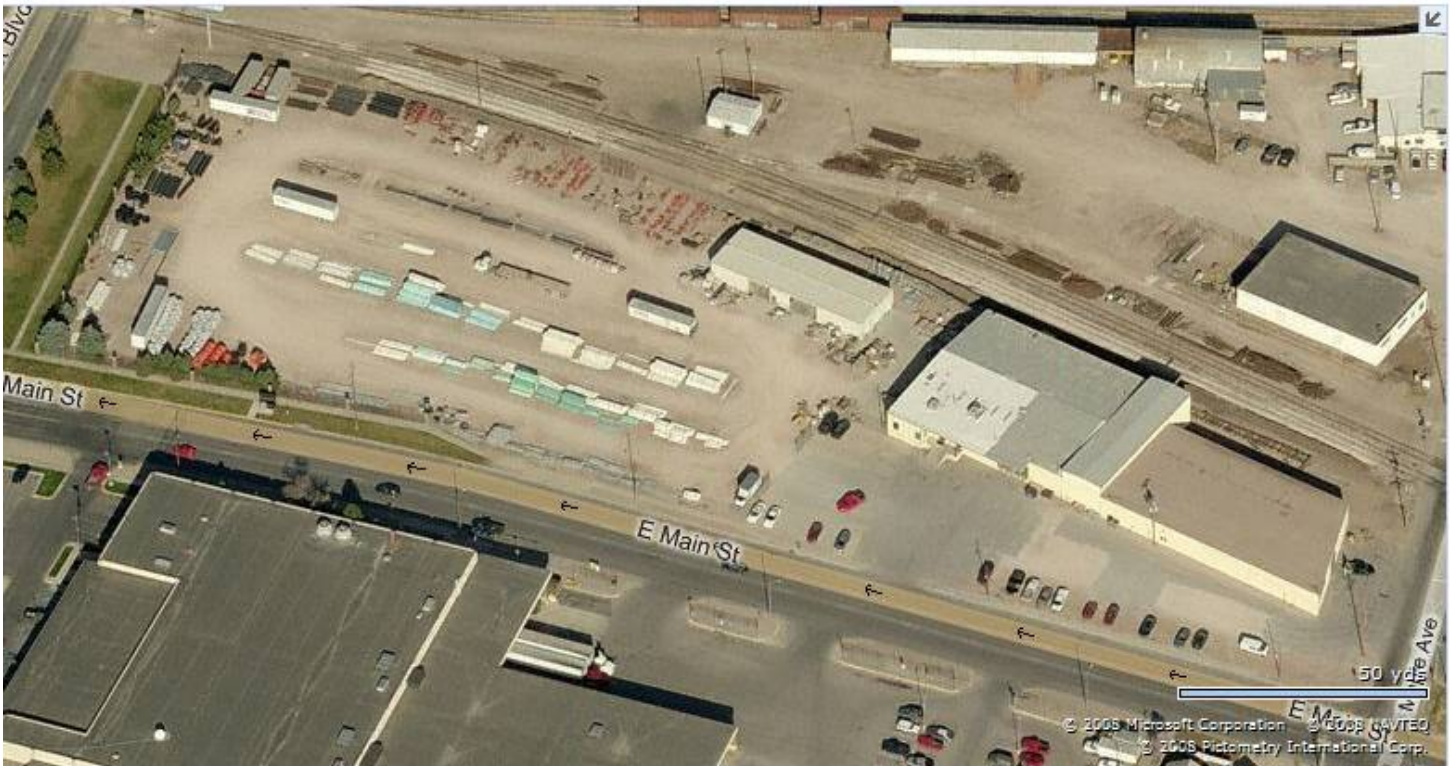
SURVEYOR'S NOTES

- 1) Fence is not coincident with property line.
- 2) Stored supplies are not shown.
- 3) Public sidewalk crosses a portion of this property.





*close-up aerial*



*city aerial*



## *legal notice*

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Without limiting the foregoing, information contained in this Information Packet may vary from the date of publishing. In some instances, more complete or up-to-date information may have become available following the printing of the Information Packet. All sizes and square footage set forth herein are approximations only, based on information heretofore available. Actual sizes and square footage may vary. The reader should seek independent financial, accounting, and legal advice on these reports prior to taking any action.

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