

WAREHOUSE FOR SALE

2004 Creek Drive, Rapid City, SD 57703

Updated May 2019



Sale Price:
\$699,000

Highlights

- 19,944 SF warehouse occupied by two tenants - Hay Camp Crossfit and Creative Marblecast Manufacturing.
- Opportunity for investor or owner/occupier.
- 2004 Creek Drive: 7,848 SF occupied by Hay Camp Crossfit through January 2021. Currently set up as a fitness center. Front offices with reception, men's and women's restrooms, 3 overhead doors (12'x12'). \$2,500 per month plus utilities.
- 2020 Creek Drive: 12,096 SF occupied by Marblecast through October 2019. Currently set up as manufacturing with front showroom and office, large production spaces, 3 overhead doors (12'x12') and 1 loading dock (8'x8'). \$3,000 per month plus utilities.
- 16' ceiling height, 3 phase power, fenced outdoor storage and off-street parking.
- Located 1 block south of busy E St Patrick St (15,742 vehicles per day).

Property Details

Building Size:	19,955 SF total Suite 1: 7,848 SF Suite 2: 12,096 SF
Acres:	1.48
Zoning:	Light Industrial
Year Built:	1976
Legal Description:	Lombardy Industrial Park, Block 2, Lot 1R
Tax ID:	36303
Taxes (2018):	\$9,241.16
Special Assessment (2018):	\$438.39
Utilities:	Water & Sewer-Rapid City Electric-Black Hills Power Gas-Montana Dakota Utilities



Exclusively listed by:

Chris Long

CCIM, Commercial Broker

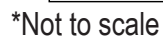
605.939.4489

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Our PrioritySM

2004 Creek Drive, Suite 1



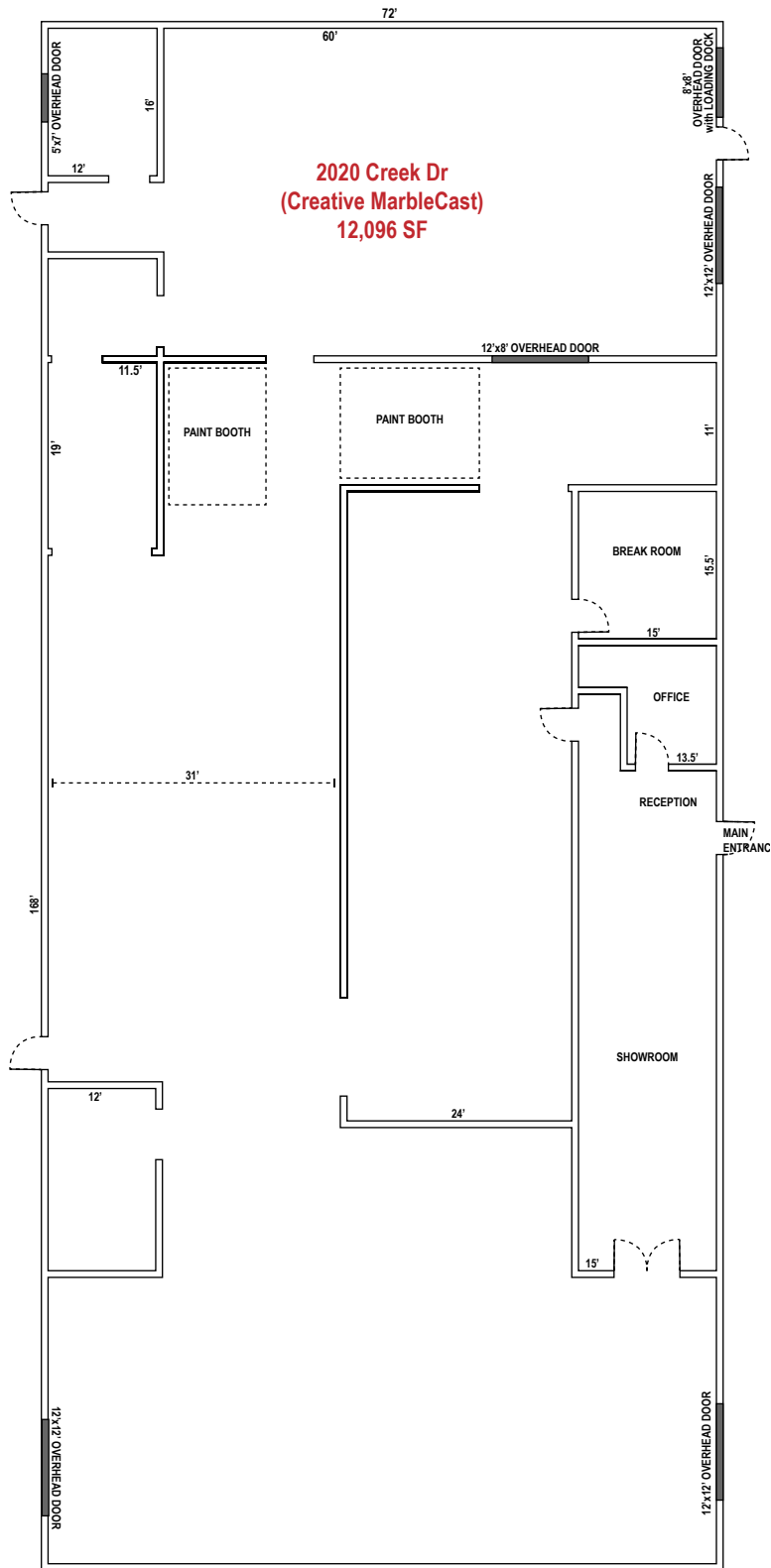
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FLOOR PLAN

2004 Creek Drive, Suite 2



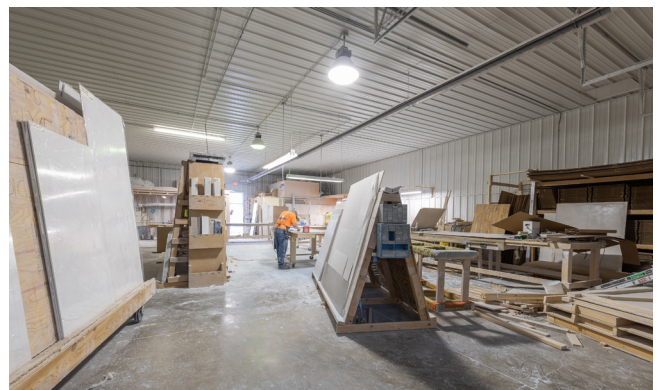
*Not to scale



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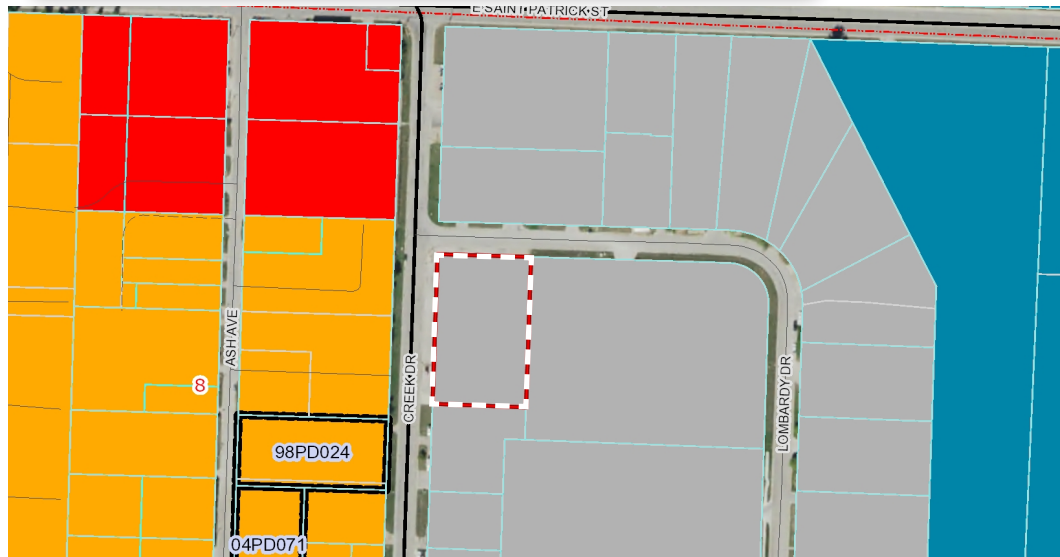
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LOCATION

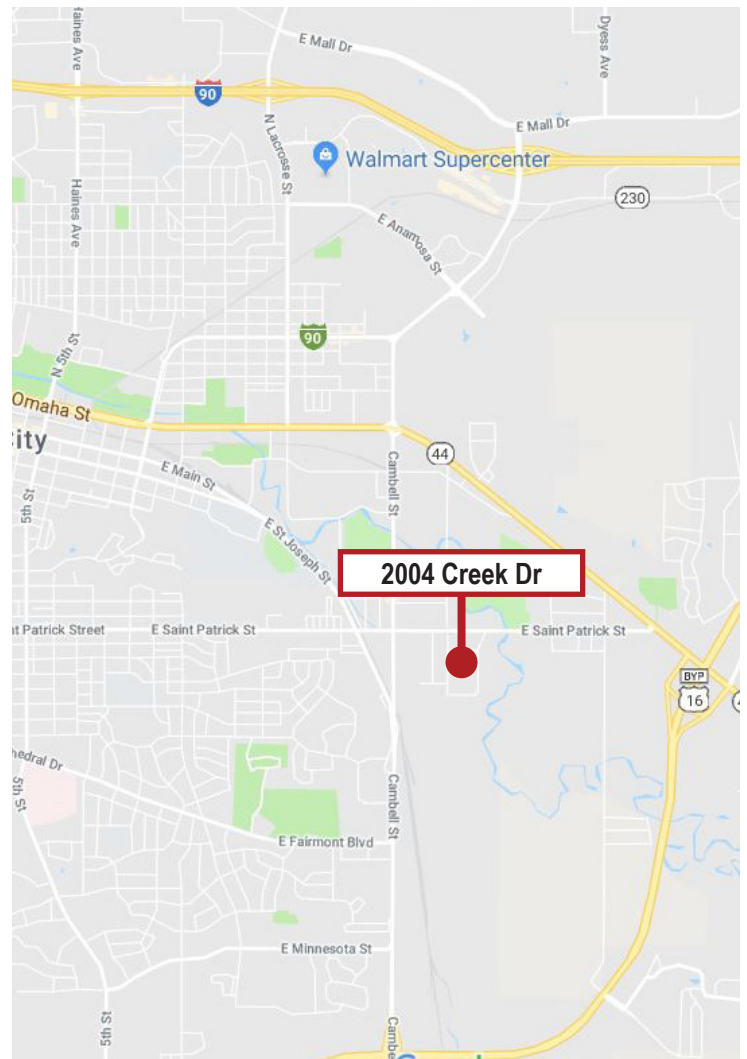
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Zoning

- Light Industrial
- General Commercial
- Flood Hazard
- Medium Density Residential

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