

FOR LEASE

1011 E. Philadelphia Street Rapid City, SD



- 10,858 square feet
- Large glass windows and private entrance into the showroom
- 2 private offices and 2 private restrooms
- Utility room plumbed for a sink
- 2 dock-high overhead doors & 1 street level overhead door
- Visible signage
- Easy access to I-90 or Hwy 79 via Cambell

Lease Information:

Base Rent: \$3,000 - \$3,250/month

NNN: \$0.00

Total: \$3,000 - \$3,250/month

(\$3,250/month for a 1-2 year lease;
\$3,000/month for a 3-5 year lease)

Tenant is also responsible for utilities



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2401 W. Main Street, Rapid City, SD | www.RapidCityCommercial.com

Floor Plan

(not to scale)

New York Street
←

Fenced Storage Yard

Customer Parking

Dock High Door 9'x7'

3rd Bay 15'x69'

Open Bay 77'x80'

Storage 10'x28'

Showroom 28'x28'

Storage with Shevles 16'x45'

Office 14'x12'

Office 14'x12'

Restrooms

Utility &

Overhead Door 10'x10'

Dock High Door 10'x8'

Loading/Storage 15'x24'

↓ Philadelphia Street

Alley Passage





Ample storage space and built-in shelves give this warehouse unlimited potential to fit any type of business.

A drive-thru bay on the side of the building allows for utility vans and smaller vehicles to enter the facility, while the back wall and the loading/storage room both have dock-high doors for larger trucks or semis to deliver and load/unload.



The building is unique and highly functional with a road that connects from Philadelphia (right behind K-Mart) to New York Street, both of which connect to Cambell Street. This makes access for trucks and customers both very simple and easy to navigate.

Disclaimer

The information contained here in has been given to us by the owner of the property or by 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.

