

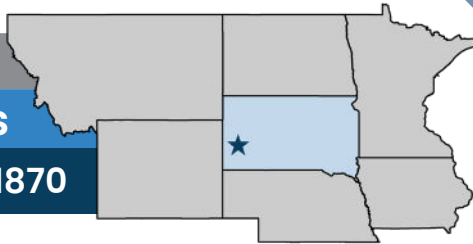
BLACK HILLS INDUSTRIAL CENTER

RAPID CITY
PENNINGTON COUNTY, SD



BLACK HILLS
INDUSTRIAL
CENTER

South Dakota
478.05 Acres
44.022966, -103.181870



PROPERTY OVERVIEW

- 478-acre development with ~430 acres available
- Easy access to state highway SD-79 and I-90
- Considerable due diligence available and mass grading (northern portion) completed
- Flexible site size ranging from 2-200 acres
- Adjacent to DC tie connecting east and west electric grids
- More information: www.blackhillsindustrialcenter.com

UTILITIES



Black Hills Energy serves the northern portion of the property, and Black Hills Electric Cooperative serves the southern portion.



Montana-Dakota Utilities has 4" and 10" natural gas lines in proximity to the property.



City of Rapid City has a 16" water main located 12,000' east of the property.



City of Rapid City has an 18" sewer main located approximately 1,000' north of the property.



SDN Communications' nearest splice point for fiber is 1,700' from the property.

PROPERTY HIGHLIGHTS



Sale Price - \$1.25 - \$2.65 per square foot



I-90 - 10 miles
SD-79 - <1 mile



Zoned HI Heavy Industrial and LI Light Industrial



Rapid City, Pierre & Eastern rail - adjacent



EMS - 2.5 miles
Fire (ISO 2) - 2.5 miles
Police - 5 miles



Rapid City Regional Airport (RAP) - 10 miles



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COMMUNITY OVERVIEW

Pennington County / Rapid City

- Ellsworth Air Force Base provides a hub for defense and government services
- Rapid City is home to over 110 manufacturing operations, covering many industries including metal products, electronics, etc.

South Dakota


- Ranks as one of the most business friendly states in the U.S., with no corporate income tax, no personal income tax, no personal property tax, and no business inventory tax
- Key industries include agriculture and bioscience, manufacturing, and cybersecurity/defense

DUE DILIGENCE

- Phase I ESA - June 2022 - No RECs identified
- Geotechnical Investigation - March and May 2022
- Wetlands Delineation - June 2025
- Threatened and Endangered Species Assessment - April 2024
- Cultural Resources Inventory - July 2022; SHPO acknowledgement letter - April 2024
- Title Insurance - July 2024 and July 2025


Total Population

147,644	178,732	198,145
30-Min Drive	45-Min Drive	60-Min Drive


Labor Force




74,402	90,657	100,225
30-Min Drive	45-Min Drive	60-Min Drive


Bachelor's Degree

33.3%	33.2%	32.0%
30-Min Drive	45-Min Drive	60-Min Drive

CONTACT

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