

3170 Venture Court  
3170 Venture Court | Spearfish, SD | US | Lawrence County  
Available SF: 9,900 | Lease Terms: Negotiable



Available SF:	9,900
Total SF:	9,900
Year Built:	2022
Can Subdivide:	Yes
Lease Terms:	Negotiable
Lease Rate Note:	\$12.50 per sq ft triple net
Last Updated:	Dec 21, 2023


Realtor/Owner Contact

Whitney Driscoll  
605-639-3148 | wdriscoll@mac.com

Property and Area Description

9,900 sf of shop/office space. Zoned light-industrial, can be used for shop, office, light manufacturing, retail, warehousing, storage, service business, back office, etc. Tenant will have the option to complete build out themselves or buildout can be completed to their specifications. Includes secured storage/yard space and public parking. Designed by Williams & Associates, construction by Ainsworth-Benning Construction to begin Summer 2022. Lease rates will be determined based on final construction costs.

Population

	<b>20,170</b> 10 Mile Radius	<b>44,315</b> 20 Mile Radius	<b>51,706</b> 30 Mile Radius
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Source: ESRI®, 2024

Households

	<b>8,788</b> 10 Mile Radius	<b>19,411</b> 20 Mile Radius	<b>22,500</b> 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Rail Served: Unknown  
Rail Served By: Unknown  
Rail Accessible: Unknown  
Rail Infrastructure in Place: Unknown