

SUMMERSET

BUSINESS PARK



SUMMERSET, SD
LOCATED OFF EXIT 52 ON I-90

Rendering

OWN YOUR WAREHOUSE

CALL TROY WARD

605.391.8877

SUMMERSETBUSINESSPARK.COM



Stop paying for someone else's investment

Owning your workspace means every payment builds something of your own. Instead of paying rent to a landlord, you're investing in an asset that supports your business today and creates value for the future.



LEASE	
	Monthly Rent
	Rent Increases
	Limited Control
	No Appreciation

VS.

OWN	
	Build Equity
	Stable Ownership
	Customize Your Space
	Long-Term Investment

Your workspace should be an asset—not an expense.

Built for businesses ready to grow



Personal Warehouses are one of the fastest-growing segments of the small bay industrial market, offering strong cash flow potential and long-term appreciation.



75

WAREHOUSE
CONDOMINIUMS



1,250

SQ FT
PER UNIT



**BUILD
EQUITY**

OWN YOUR SPACE.
INVEST IN YOUR FUTURE.



2

PARKING SPACES
PER UNIT



16'

CEILINGS
CLEAR HEIGHT



STARTING AT
\$185,000



**DIRECT ACCESS
OFF EXIT 52
ON I-90**



**COMMERCIAL
CONDOMINIUM
OWNERSHIP**

SUMMERSET BUSINESS PARK is a modern commercial warehouse condominium development designed for owners who value flexibility, functionality, and long-term ownership.

With 75 thoughtfully planned units and convenient access off I-90, it's the ideal place to grow your business and build equity.

A custom workspace. A strong investment.

Features & Amenities

Every unit at Summerset Business Park is thoughtfully designed for performance, flexibility, and long-term value.

BUILDING



1,250 SQ FT

Efficient warehouse condominium.



14' FRONT ROLL-UP DOOR

Oversized access for vehicles and equipment.



9' REAR DOOR

Convenient rear access to your private fenced yard.



SEPARATE ENTRY DOOR

Dedicated pedestrian entrance.



16' CLEAR CEILINGS

Designed for vertical storage and flexibility.



2 PARKING SPACES

Dedicated parking for each unit.

UTILITIES



SEPARATE ELECTRIC METER

Individually metered service from BHE.



SEPARATE GAS METER

Individually metered service from MDU.



SEPARATE WATER METER

Individually metered service from the City.



ON-SITE SEPTIC

Independent wastewater system for the park.



HIGH-SPEED INTERNET READY

Reliable connectivity for your business.

COMMUNITY



LANDSCAPING INCLUDED

Well-maintained grounds and green space.



SNOW REMOVAL

Professional snow removal for roads and driveways.



TRASH SERVICE

Convenient waste service included.



SECURITY

Monitored common areas for peace of mind.



COMMON AREA MAINTENANCE

Upkeep of roads, driveways, and common spaces.

Built for business. Designed for ownership.

ENDLESS POSSIBILITIES

Designed for the way YOU work

Whether you're growing a business, organizing equipment, building a creative workspace, or storing recreational vehicles, Summerset Business Park offers the flexibility to create a space that works for you.

RV Storage



E-Commerce



Electrician



Creative Studio



Contractor



POTENTIAL USES



Contractor



Electrician



Plumber



Landscaper



Auto Storage



RV Storage



Workshop



Small Business



E-commerce



Investment

The foundation for what's next.

In the path of growth



IMMEDIATE 1-90 ACCESS

Minutes from Rapid City with convenient regional connections.



BUILT FOR BUSINESS

A professional environment built specifically for contractors, entrepreneurs, and small businesses.



GROWING COMMUNITY

Located in one of western South Dakota's fastest-growing areas.



DRIVE TIMES

Rapid City: 10 min
Ellsworth: 20 min
Sturgis: 20 min
Spearfish: 35 min

The convenience you're looking for.

Questions?

How much do the units cost?

A very limited number of units start at \$185,000, Pre-sales are now available. Call Troy Ward, RE/MAX Advantage, at 605-391-8877 to secure your unit today!

What financing options are available?

We're working with local lenders who understand commercial real estate and can offer competitive financing options for qualified buyers. Typical commercial loans require 10-20% down. We'll help connect you with the right lenders.

Can I customize my unit?

Absolutely! Each unit is delivered as a gray shell, allowing you to finish the interior according to your operational needs. Add a mezzanine office, a bathroom, customize the workshop layout, or configure the space however works best for your business.

Are there HOA fees?

Yes, there will be a modest HOA fee to cover common area maintenance, snow removal, landscaping, security cameras, and central trash dumpster. Exact amounts will be disclosed during pre-sales, but we're keeping them as low as possible while maintaining professional standards.

Can I buy multiple units?

Yes! Many buyers purchase multiple bays to create larger workspaces or as investment properties. Units can be combined to create 2,500+ SF spaces, perfect for growing operations.

What are the dimensions of each unit?

Buyers can choose a single 25' × 50' (1,250 SF) unit or combine two units into a 2,500 SF workspace. Private fenced yards range from approximately 320 SF to 1,175 SF, depending on the unit configuration. All units feature a front overhead door, a rear overhead door for yard access, and a separate man door entry.

When do I need to make a decision?

Pre-sale units are available now, so call TODAY in order to secure your unit before our introductory pricing is sold out!

Call Troy Ward today 605.391.8877

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