

SEGER DRIVE NEW CONSTRUCTION INDUSTRIAL WAREHOUSE

4651 SEGER DRIVE
BOX ELDER, SD 57719

FOR LEASE \$9.75/SF/YR NNN

FOR SALE \$3,000,000



16,000 SF | 1.91 Acres

EXCLUSIVELY LISTED BY:

Chris Long, SIOR, CCIM
Commercial Broker
605.939.4489
chris@rapidcitycommercial.com

Dan Logan
Broker Associate
605.593.7980
dan@rapidcitycommercial.com



KW Commercial
2401 W Main St, Rapid City, SD 57702
605.335.8100 | www.RapidCityCommercial.com
Keller Williams Realty Black Hills

4651 SEGER DRIVE
BOX ELDER, SD 57719

SITE & BUILDING DETAILS

Building Size	16,000 SF
Office Size	1,200 SF
Land Area	1.91 Acres
Year Built	2025
Zoning	Light Industrial
Parking	Concrete Lot

TRANSACTION DETAILS

Asking Price	\$3,000,000
Tax ID	72497
2025 Taxes	TBD
Lease Rate	\$9.75/SF/YR BASE
Tax	Est. \$1.00/SF
Insurance	Est. \$0.75/SF
CAM	Tenant Responsibility
Monthly Rent	\$15,333.33 + CAM

UTILITIES

Water & Sewer	Box Elder
Electric	West River Electric
Gas	Montana-Dakota Utilities
Utilities	Tenant Responsibility

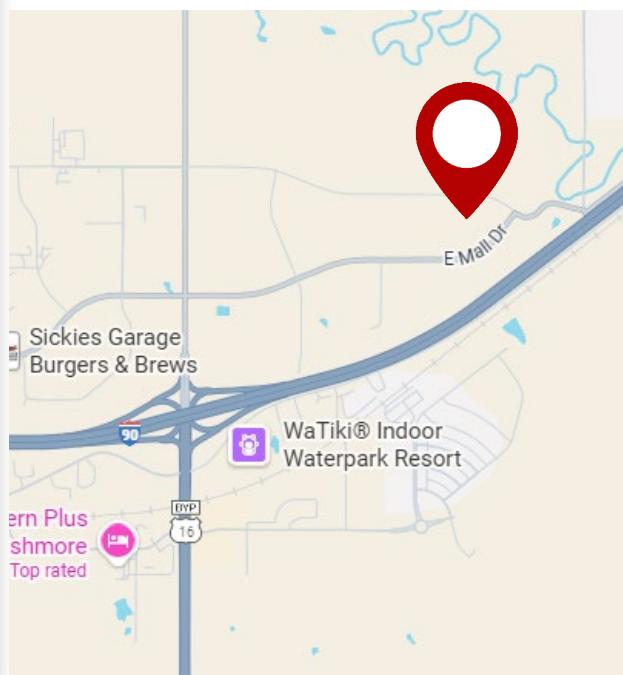
PROPERTY DETAILS

PROPERTY OVERVIEW

This newly constructed industrial warehouse is located within the Seger Crossing area of Box Elder and is designed to support a wide range of light industrial uses. The 16,000 SF steel-frame building sits on 1.91 acres and offers convenient access to I-90 and the growing Box Elder market.

The building features 20' sidewall height, two 14' x 14' grade-level overhead doors, three-phase power, and a concrete parking lot. A 1,200 SF office buildout is included. The interior floor has not yet been poured, allowing flexibility for layout, floor drains, and additional plumbing based on user needs.

Additional land on the south side of the building provides space for outdoor storage or future expansion. The property is available for sale or lease and is positioned for near-term occupancy.



INVESTMENT HIGHLIGHTS

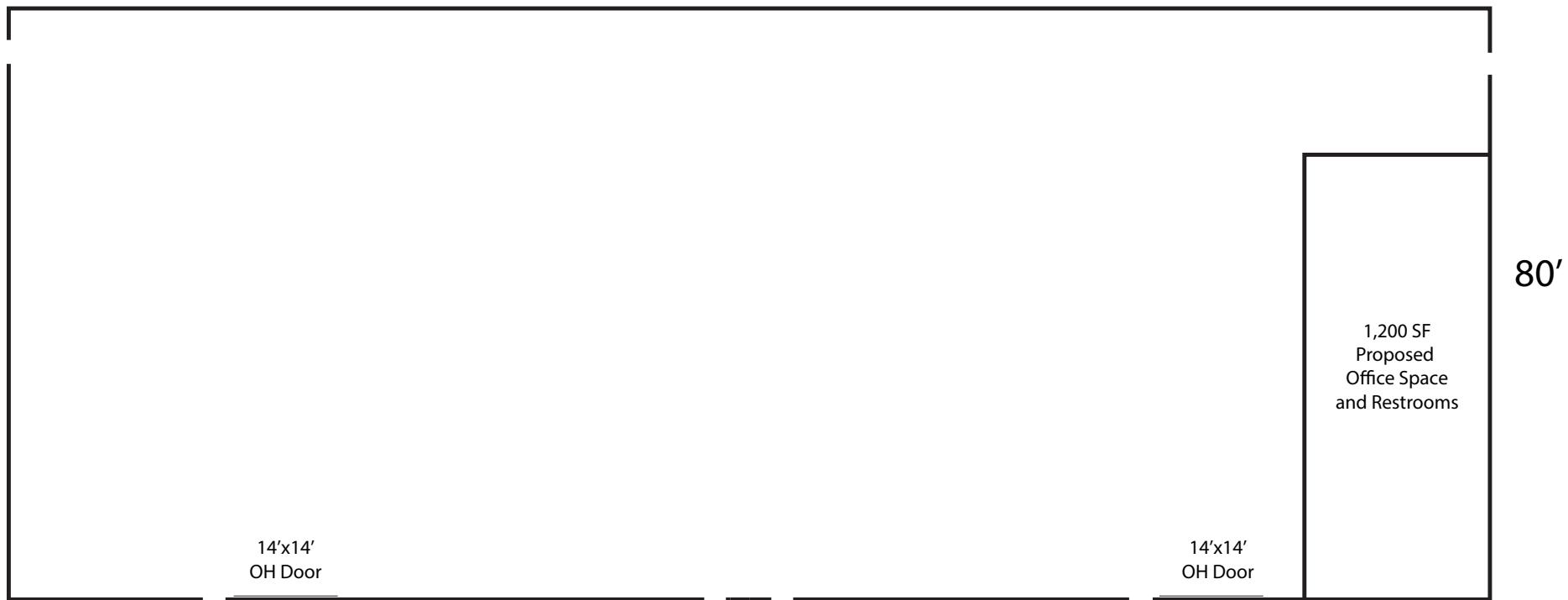
- ▶ 16,000 SF new construction warehouse
- ▶ 1.91 acres with expansion and storage capacity
- ▶ Outdoor storage yard
- ▶ 20' sidewall height
- ▶ Loading dock ability on the southeast corner
- ▶ Two 14'x14' grade-level overhead doors
- ▶ 3-phase power, 400 amp
- ▶ 1,200 SF office buildout included
- ▶ Unpoured interior floor allows customized layout and possible floor drains, will be completed prior to occupancy
- ▶ Ready for occupancy in 60 days

4651 SEGER DRIVE
BOX ELDER, SD 57719

FLOOR PLAN

200'

80'



4651 SEGER DRIVE
BOX ELDER, SD 57719

PHOTOS



4651 SEGER DRIVE
BOX ELDER, SD 57719

LOCATION OVERVIEW



STATISTICS

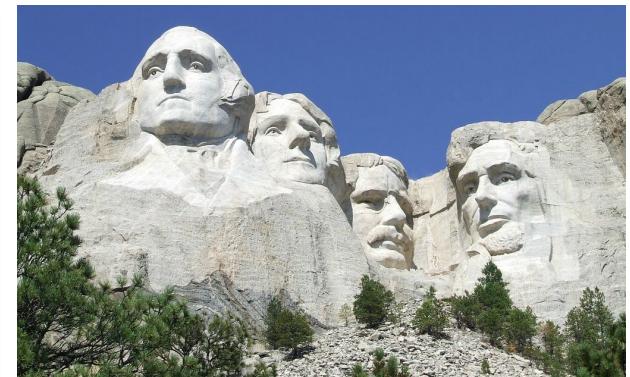
WELCOME TO SOUTH DAKOTA AND THE BLACK HILLS!

The Mount Rushmore State of South Dakota has carved a solid reputation for business friendliness. It is consistently ranked in the top five states for setting up and conducting business. Small and big companies alike are discovering South Dakota's central location and progressive business climate.

The Black Hills boasts the country's most recognized national monument - Mount Rushmore - bringing millions of tourists from all over the world to Western South Dakota every year. For the past 10 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with 14.9 million visitors to South Dakota, \$5.09 billion in visitor spending, and 58,824 jobs sustained by the tourism industry.

BUSINESS FRIENDLY TAXES

- NO corporate income tax
- NO franchise or capital stock tax
- NO personal property or inventory tax
- NO personal income tax
- NO estate and inheritance tax



REGIONAL STATISTICS

Rapid City Metro Population	156,686
Rapid City Population Growth	3.05% YoY
Rapid City Unemployment Rate	1.9%
Household Median Income	\$65,712

SD TOURISM 2024 STATISTICS

Room Nights	5.2 M Booked
Park Visits	8.7 M Visitors
Total Visitation	14.9 M Visitors
Visitor Spending	\$398.7 M in Revenue

RAPID CITY

#1 AreaDevelopment—Leading Metro in the Plains

#10 CNN Travel—Best American Towns to Visit

#1 US Census—Fastest-Growing City in Midwest

#17 Milken Institute—Best-Performing Small City

#4 Realtor.com—Emerging Housing Markets

#33 WalletHub—Happiest Cities in America

SOUTH DAKOTA

#1 Business Tax Climate Index

#2 States with Best Infrastructure

#3 Business Friendliness

#1 Most Stable Housing Markets

#3 Best States for Business Costs

#4 Forbes Best States for Starting a Business

#2 Fastest Job Growth

#3 Long-Term State Fiscal Stability

#5 Best States to Move To

4651 SEGER DRIVE
BOX ELDER, SD 57719

DISCLAIMER

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents for or from the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

