

# 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](mailto:chris@rapidcitycommercial.com)

**Dan Logan**

Broker Associate

605.593.7980

[dan@rapidcitycommercial.com](mailto:dan@rapidcitycommercial.com)



KW Commercial  
2401 W Main St, Rapid City, SD 57702  
605.335.8100 | [www.RapidCityCommercial.com](http://www.RapidCityCommercial.com)  
Keller Williams Realty Black Hills

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#### 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	<b>\$15,333.33 + CAM</b>

#### UTILITIES

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

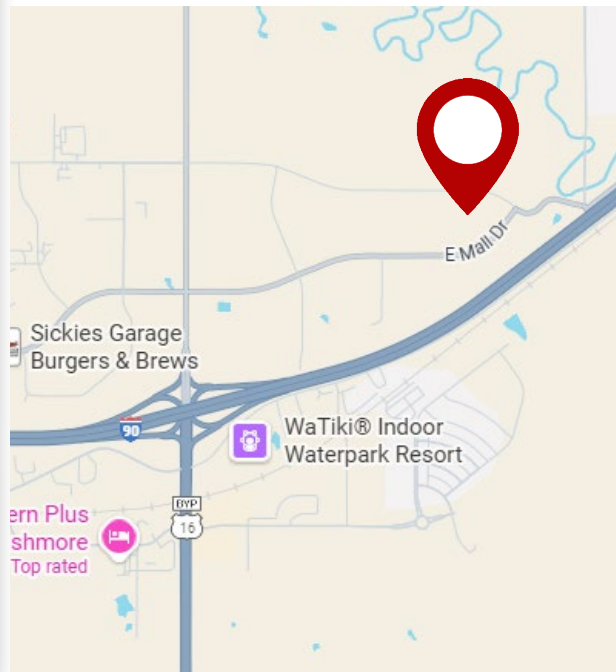
#### PROPERTY DETAILS

#### 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.

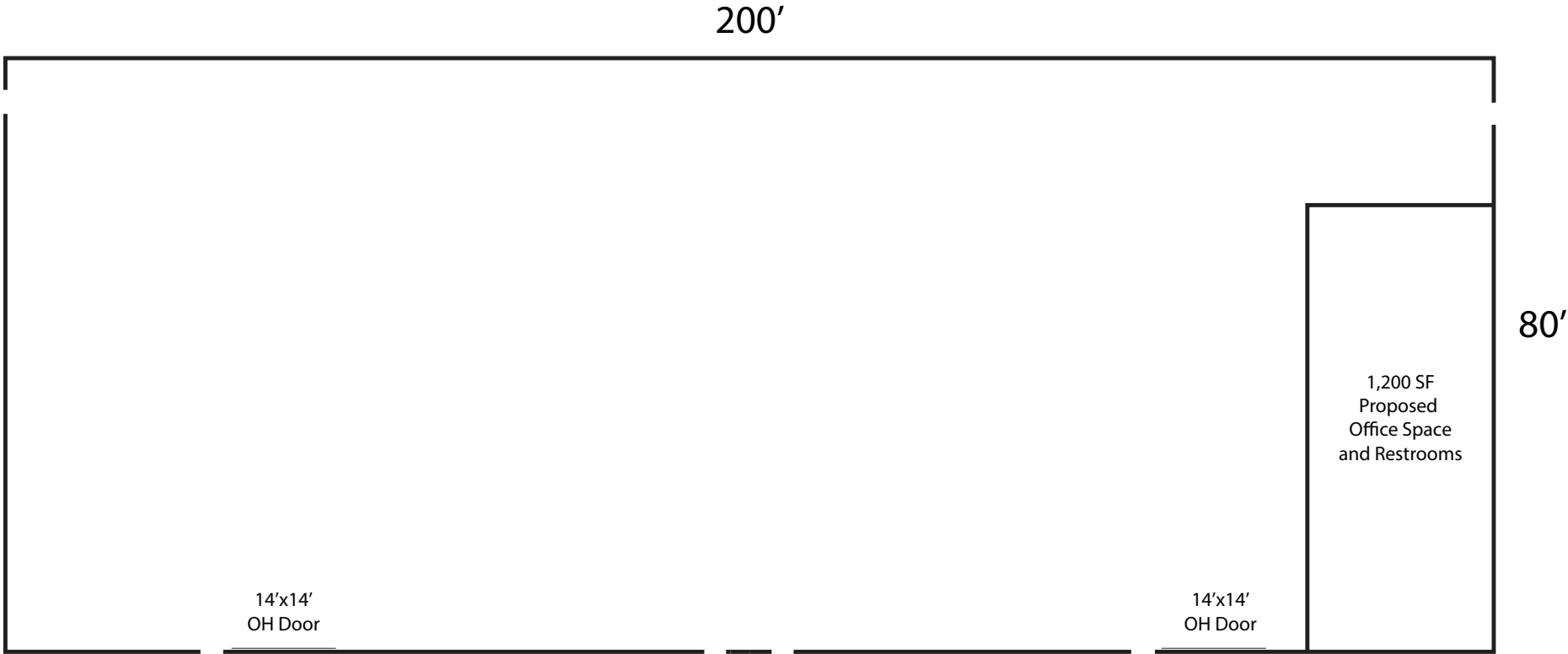


#### INVESTMENT HIGHLIGHTS

- ▶ 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

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FLOOR PLAN





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PHOTOS





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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

### 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
- #4** Realtor.com—Emerging Housing Markets
- #33** WalletHub—Happiest Cities in America
- #2** Fastest Job Growth
- #3** Long-Term State Fiscal Stability
- #5** Best States to Move To

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