

MALL DRIVE INDUSTRIAL FACILITY

4754 E MALL DRIVE
BOX ELDER, SD 57719

FOR LEASE \$10.00/SF/YR NNN



30,000 SF | GRADE-LEVEL & DOCK LOADING
800 AMP 3-PHASE

EXCLUSIVELY LISTED BY:

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PROPERTY DETAILS

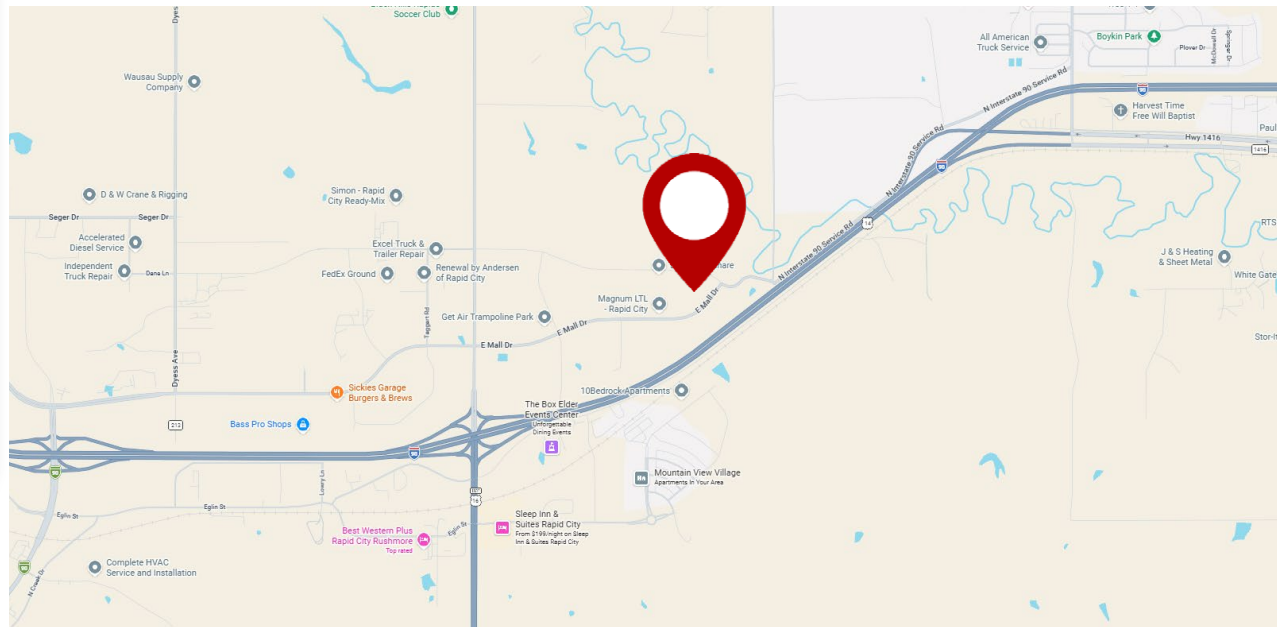
LEASE HIGHLIGHTS

New construction industrial building designed for warehouse, distribution, and light manufacturing users needing flexible office space, dock options, outdoor storage, and substantial 3-phase power. The 30,000 SF building is planned with approximately 2,000 SF of office, with the ability to expand the office area based on tenant requirements.

The warehouse includes 24' sidewalls, two 14' x 14' grade-level overhead doors, capacity for up to four dock-high loading doors, and 800 amp, 3-phase power at 480V or 600V.

The 3.77-acre site provides access from both E Mall Dr and Seger Dr, with visibility from and convenient access to I-90. The lot allows for an outdoor storage yard, if required. Anticipated shell completion is November 1.

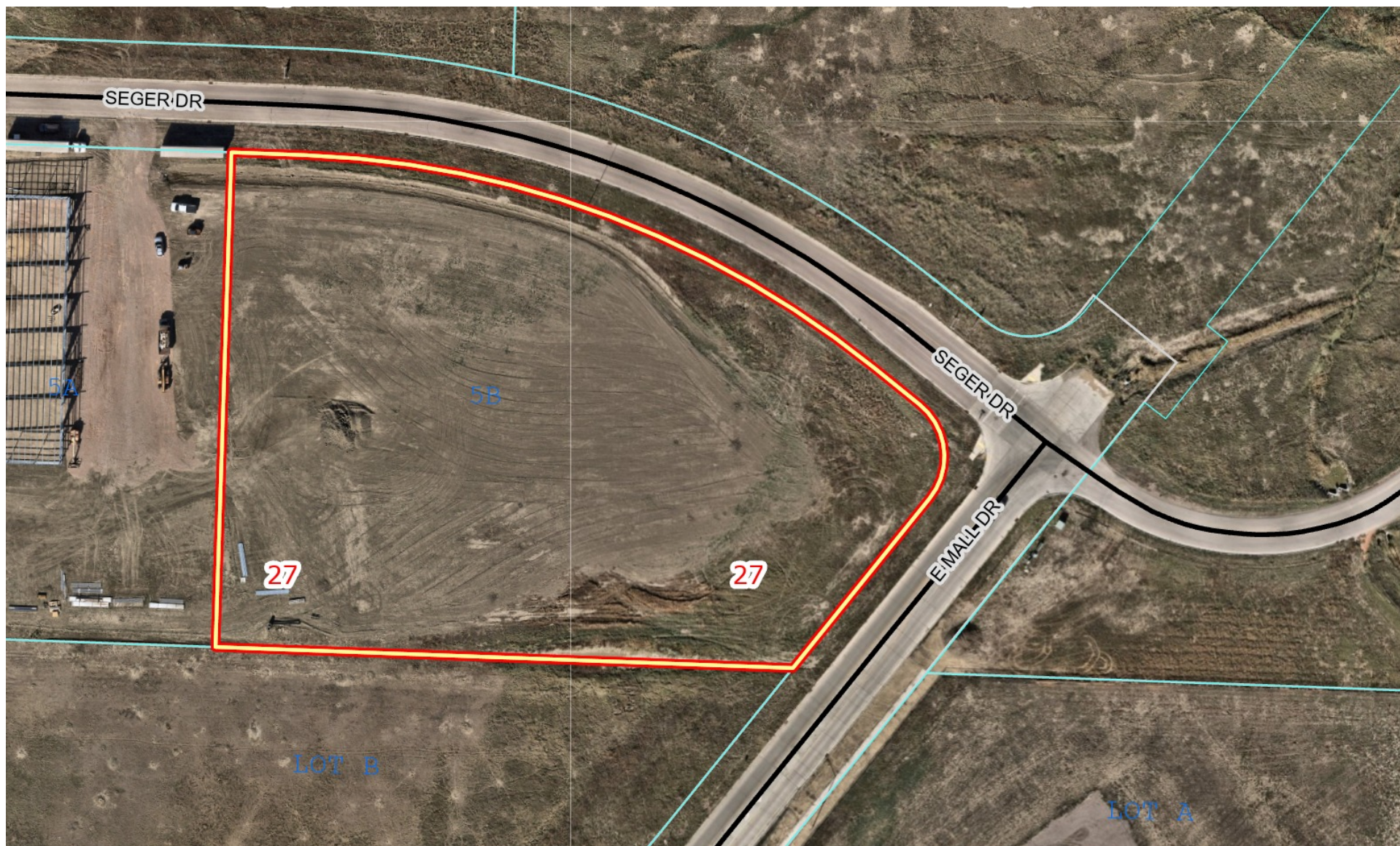
SITE & BUILDING INFORMATION	
Building Size	30,000 SF
Land Size	3.77 Acres
Sidewall Height	24'
Overhead Doors	Two 14' x 14' grade-level doors Capacity for up to 4 dock doors
Power	800 amp, 3-phase, 600V/480V
Access	Dual access from E Mall Dr and Seger Dr
Zoning	General Light Industrial
TRANSACTION DETAILS	
Base Rent	\$10.00/SF/YR
NNN (est.)	\$2.00/SF/YR
Monthly Rent	\$30,000/mo
UTILITIES	
Water & Sewer	City of Box Elder
Electric	West River Electric Cooperative
Gas	Montana-Dakota Utilities



Disclaimer: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

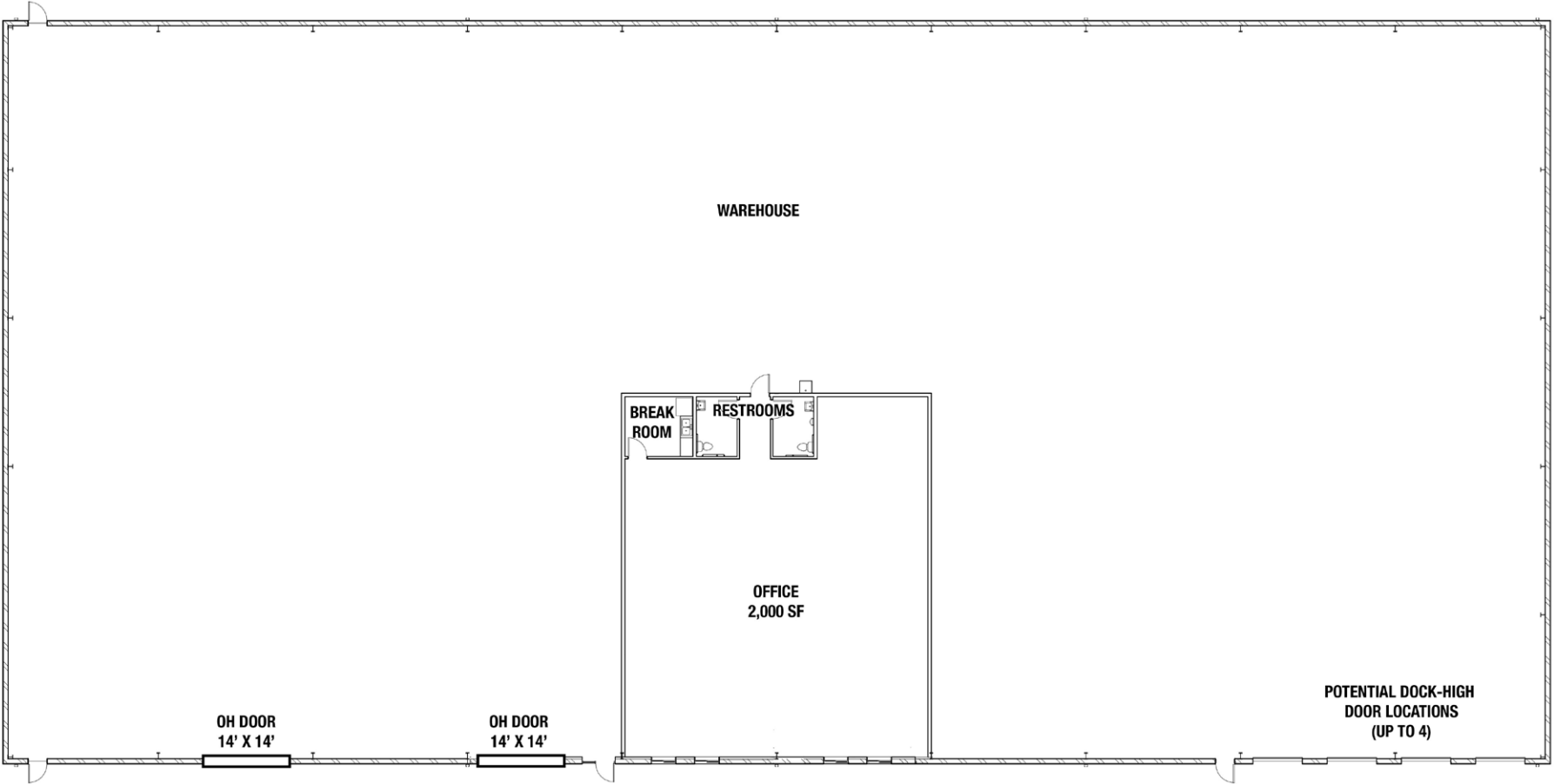
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AERIAL MAP



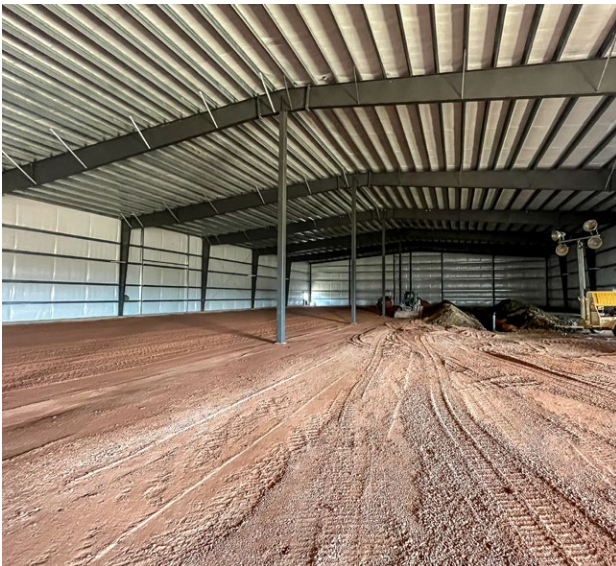
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FLOOR PLAN



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PHOTOS



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	156,934
Rapid City Population Growth	1.83% YoY
Rapid City Unemployment Rate	1.8%
Household Median Income	\$70,870

SD TOURISM 2024 STATISTICS

Room Nights	5.2 M Booked
Park Visits	8.7 M Visitors
Total Visitation	14.9 M Visitors
State & Local Tax Revenue	\$398.7 M

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

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DISCLAIMER

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