



# BOX ELDER WAREHOUSE

353 AMERICAS WAY  
BOX ELDER, SD 57719



**FOR LEASE \$10.00/SF/YR NNN**

## PROPERTY HIGHLIGHTS

- ▶ Conveniently located 1 mile north of I-90 Exit 61/Elk Vale Road
- ▶ 20-22 ft sidewalls and 6 in reinforced concrete
- ▶ 14x16 overhead door
- ▶ 500 SF of office, can be expanded if needed
- ▶ One restroom in office and one restroom in the warehouse.
- ▶ ESFR sprinkler system
- ▶ Asphalt parking lot in the front
- ▶ Outdoor storage on the west side of building
- ▶ Listing Agent has a partial ownership interest in the property

**BUILDING FOR LEASE—10,000 SF AVAILABLE**

KW Commercial

*Your Property—Our Priority<sup>SM</sup>*

2401 West Main Street, Rapid City, SD 57702

605.335.8100 | [www.RapidCityCommercial.com](http://www.RapidCityCommercial.com)

Keller Williams Realty Black Hills

*EXCLUSIVELY LISTED BY:*

**Chris Long**, SIOR, CCIM

*Commercial Broker*

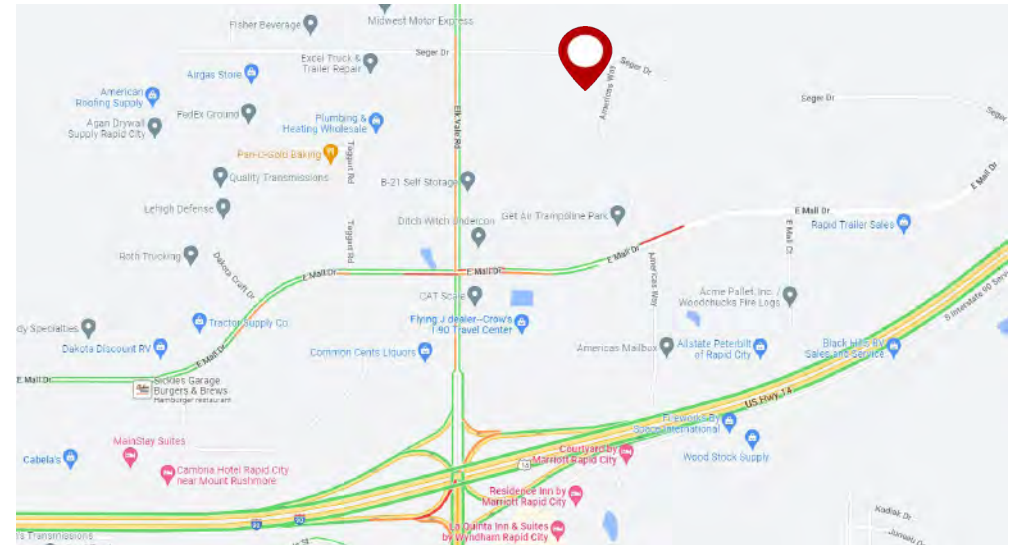
**605.939.4489**

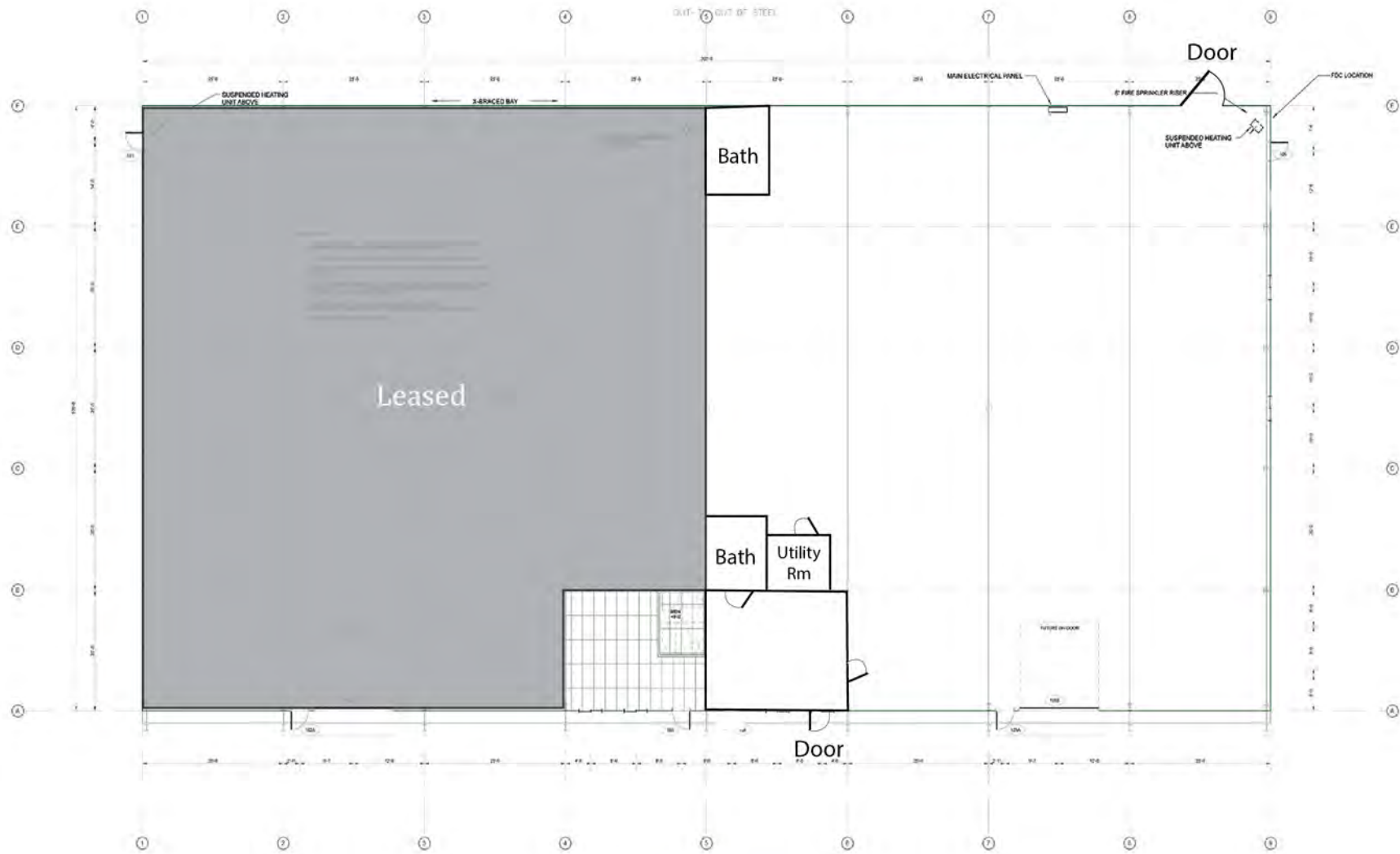
[chris@rapidcitycommercial.com](mailto:chris@rapidcitycommercial.com)

**PROPERTY INFORMATION**

Building SF Available:	10,000 SF
Acres:	2.55
Tax ID:	71481
Taxes (2023):	\$24,129.32
Parking:	Paved parking lot
Water:	City of Box Elder
Sewer:	City of Box Elder
Electric:	West River Electric Association
Gas:	Montana-Dakota Utilities

**PROPERTY DETAILS**





**1 FLOOR PLAN**  
SCALE: 1/8"=1'-0"

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 - Mt. Rushmore - bringing millions of tourists from all over the world to Western South Dakota every year. For the past 8 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with 13.9 million visitors to South Dakota, \$3.9 billion in visitor spending, and 53,894 jobs sustained by the tourist 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 PUMA Population	187,027
Rapid City Population Growth	2.08% YoY
Rapid City Unemployment Rate	2.3%
PUMA Median Income	\$56,531

SD TOURISM 2021 STATISTICS		
Room nights	↑	33%
Park Visits	↑	11%
Total Visitation	↑	28%
Visitor Spending	↑	28%

RAPID CITY

- #1 Outdoor Life–Best hunting and fishing town
- #4 CNN Money–Best Place to Launch a Business
- #4 Wall Street Journal–Emerging Housing Markets
- #4 WalletHub–Best Places to rent
- #11 Forbes–Best Small City for Business
- #16 Top 100 Best Places to Live

SOUTH DAKOTA

- #1 Best State for Starting a Business
- #1 America's Friendliest State for Small Business
- #2 Best State for Small Business Taxes
- #2 Best Business Climate in the US
- #2 Best State for Quality of Life
- #2 Best State for Overall Well-Being and Happiness
- #2 Business Tax Climate by the Tax Foundation
- #3 US News Fiscal Stability 2019 list
- #3 Small Business Policy Index 2018 list