BOX ELDER SHOP + OFFICE SUITE

449 CIMARRON DRIVE, UNIT 3
BOX ELDER, SD 57719

FOR LEASE $8.70/SF/YR NNN

3,360 SF | NEW CONSTRUCTION | SHOP + OFFICE

EXCLUSIVELY LISTED BY:

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RAPID CITY COMMERCIAL REAL ESTATE

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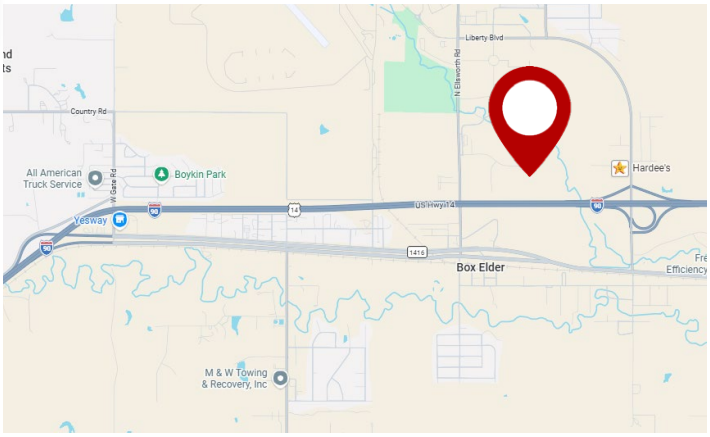
BOX ELDER, SD 57719

PROPERTY DETAILS

SITE & BUILDING INFORMATION	
Suite Size	3,360 SF
Year Built	2024
Zoning	General Light Industrial
Parking	Shared gravel lot
Power	200 amp, 220V, single-phase
Overhead Doors	12' x 14' (2)
LEASE DETAILS	
Base Rent	$8.70/SF/YR NNN
NNN (est.)	$2.00/SF/YR
Utilities	Tenant responsible
Monthly Rent (est.)	$2,996/mo +utilities

LEASE HIGHLIGHTS

- 3,360 SF industrial flex suite in Box Elder
- 2024 construction in a three-unit industrial building
- Shop, office, restroom, and mezzanine storage
- Two 12' x 14' overhead doors serving the shop
- 16' clear height in the shop area
- 200 amp, 220V single-phase power
- Cooled private office with mezzanine above
- Shared gravel parking with two access points
- Near I-90/Hwy 14 for regional service access



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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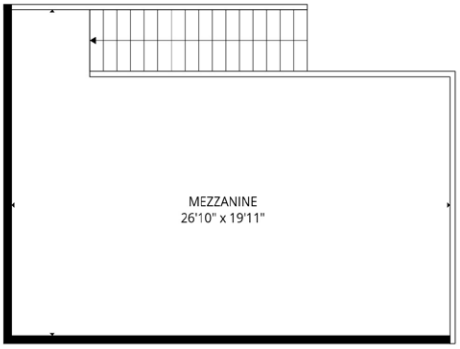
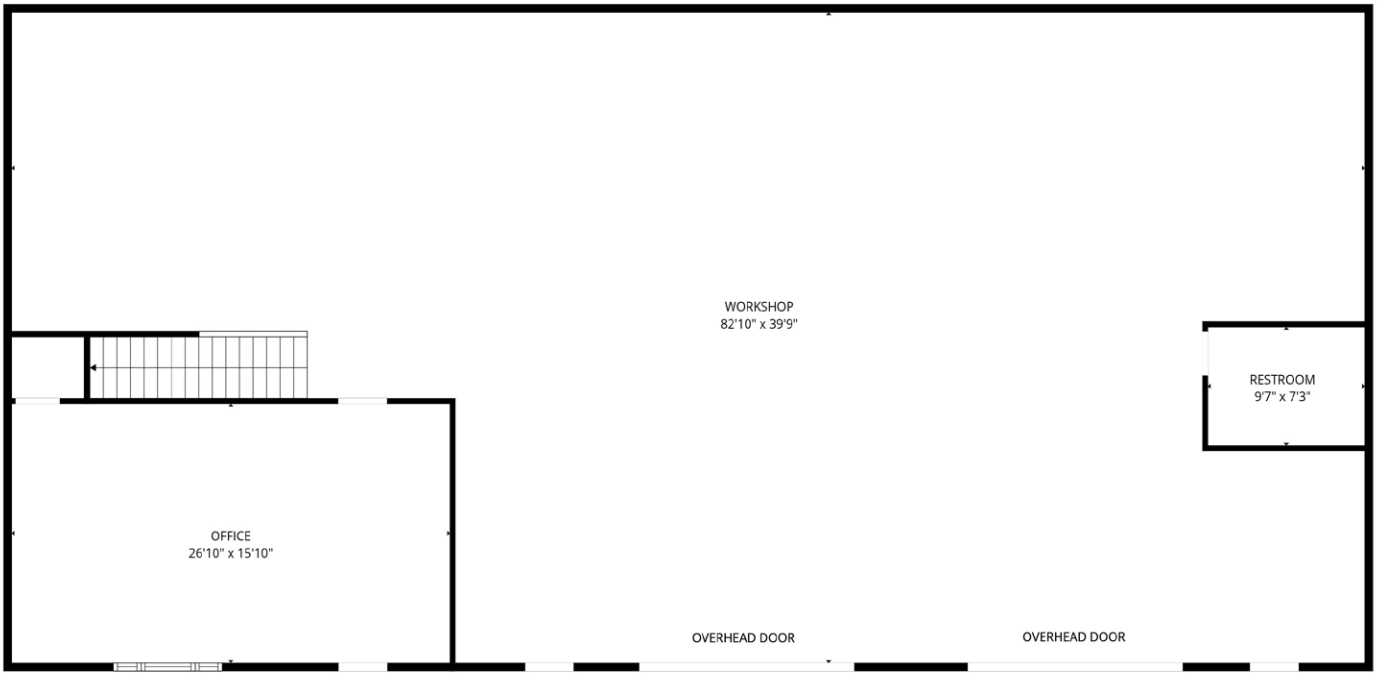
FLOOR PLAN



2nd floor



1st floor

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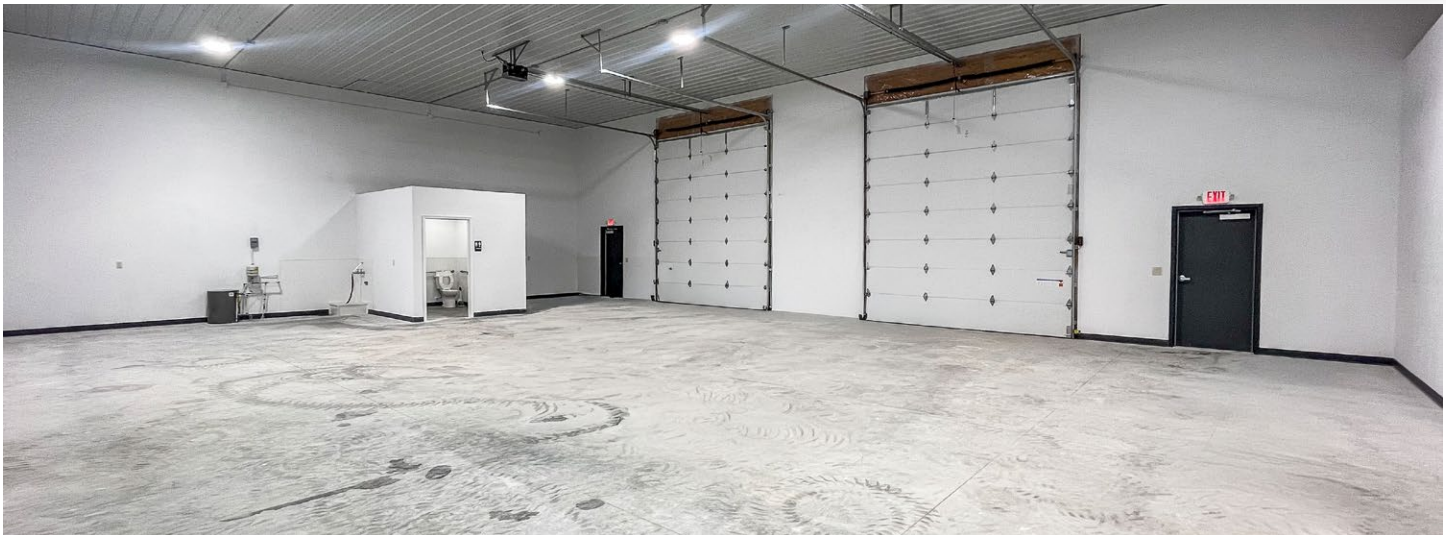
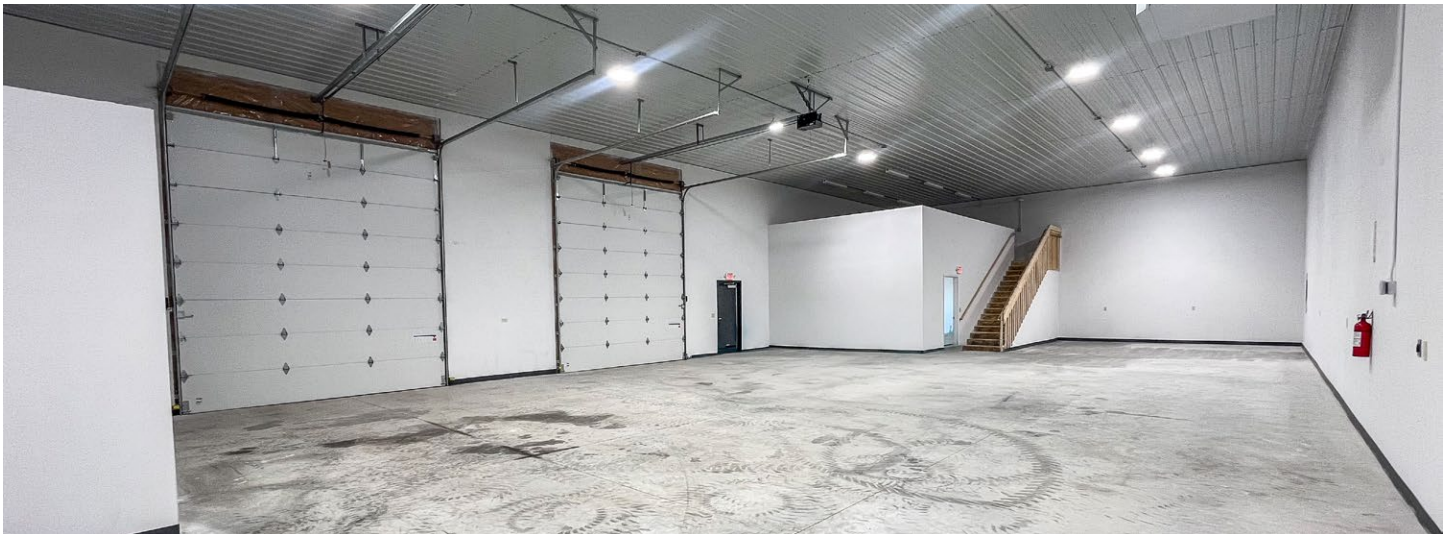
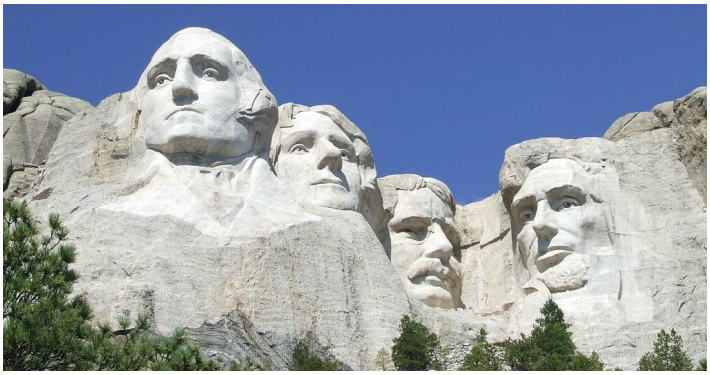
PHOTOS





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
- **#4** Realtor.com–Emerging Housing Markets
- **#17** Milken Institute–Best-Performing Small City
- **#1** US Census–Fastest-Growing City in Midwest
- **#10** CNN Travel–Best American Towns to Visit
- **#33** WalletHub–Happiest Cities in America

SOUTH DAKOTA

- **#1** Business Tax Climate Index
- **#2** Fastest Job Growth
- **#3** Best States for Business Costs
- **#3** Business Friendliness
- **#5** Best States to Move To
- **#1** Most Stable Housing Markets
- **#2** States with Best Infrastructure
- **#3** Long-Term State Fiscal Stability
- **#4** Forbes Best States for Starting a Business

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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.

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