

NEW CONSTRUCTION INDUSTRIAL SUITE

4600 SEGER DRIVE, SUITE 200
BOX ELDER, SD 57719

FOR LEASE \$11.50/SF/YR NNN



10,000 SF | 3 OH DOORS & 2 DOCK DOORS | FEBRUARY 2027 DELIVERY

EXCLUSIVELY LISTED BY:

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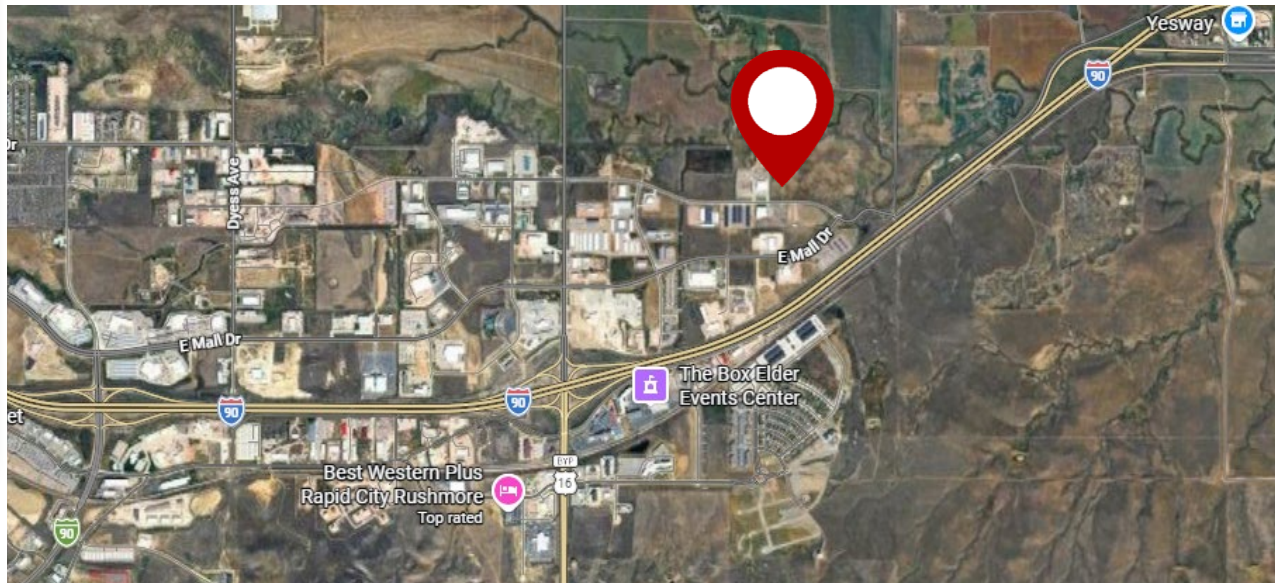
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PROPERTY DETAILS

LEASE HIGHLIGHTS

SITE & BUILDING INFORMATION	
Building Size	20,000 SF
Available SF	10,000 SF
Lot Size	2.3 Acres
Sidewall Height	20'
Office	Approx. 720 SF planned office with mezzanine storage access
Overhead Doors	3 grade-level, 14' x 14'
Dock Doors	2, 8'6" x 10'
LEASE DETAILS	
Lease Rate	\$11.50/SF/YR
NNN (est.)	\$2.00/SF/YR
Tax ID	72503
Available	February 1, 2027 (est.)
Monthly Rent	\$11,250 + utilities
UTILITIES	
Water & Sewer	City of Box Elder
Electric	West River Electric Association
Gas	Montana-Dakota Utilities

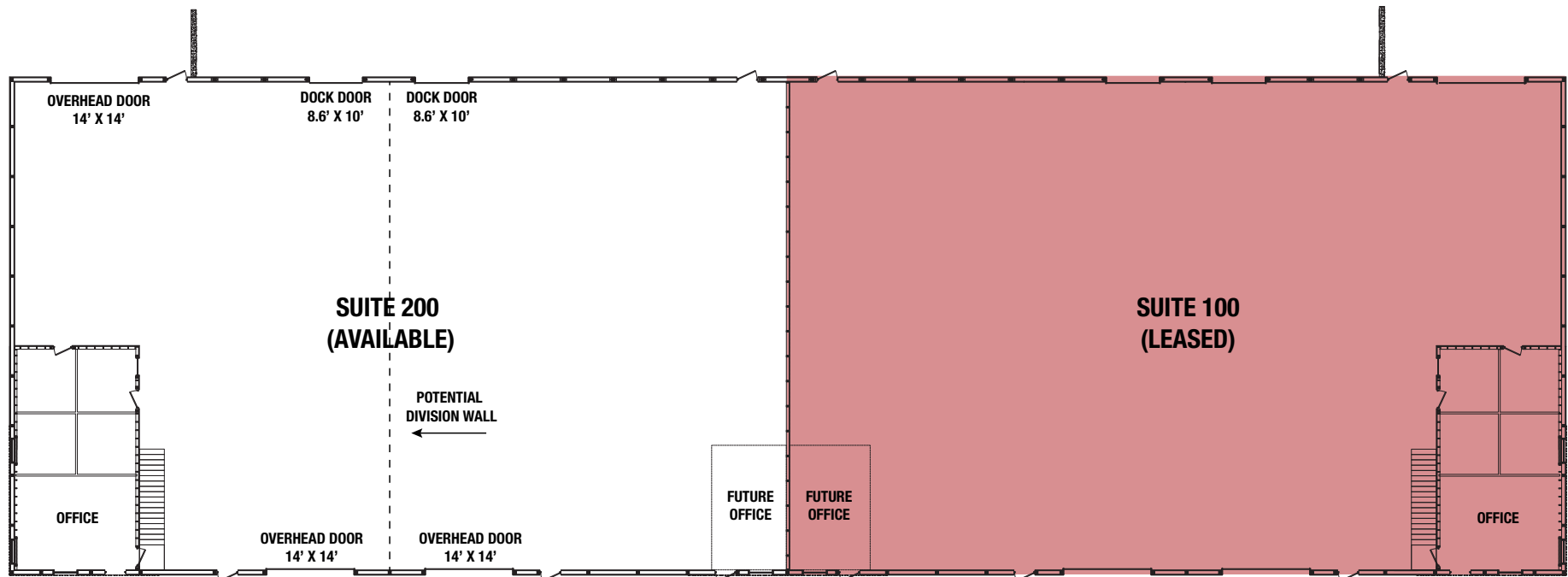
- ▶ 10,000 SF new construction industrial suite within a 20,000 SF building, with anticipated completion in February 2027.
- ▶ Available as a 10,000 SF suite or two 5,000 SF units, with negotiable pricing for subdivided space.
- ▶ Open warehouse layout with 20' sidewalls, insulated walls, and steel-lined interior finishes.
- ▶ Three grade-level overhead doors and two dock-high doors on the north side of the property.
- ▶ Approximately 720 SF of planned office space with stair access to additional mezzanine storage.
- ▶ Located on a 2.3-acre site in Seger Crossing, an industrial and commercial development just north of I-90 in Box Elder.
- ▶ Convenient access to I-90 via Elk Vale Rd, connecting the property to Rapid City and the surrounding regional market.



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



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BUILDING RENDERINGS



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

DISCLAIMER

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