

SEGER DRIVE INDUSTRIAL SHOP

3515 SEGER DR, SUITE B
RAPID CITY, SD 57701

FOR LEASE \$1,900/MO GROSS



1,920 SF | 16' CLEAR HEIGHT
14' X 14' OH DOOR | 3-PHASE POWER

EXCLUSIVELY LISTED BY:

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Keller Williams Realty Black Hills

3515 SEGER DR, SUITE B RAPID CITY, SD 57701

PROPERTY DETAILS

SITE & BUILDING INFORMATION

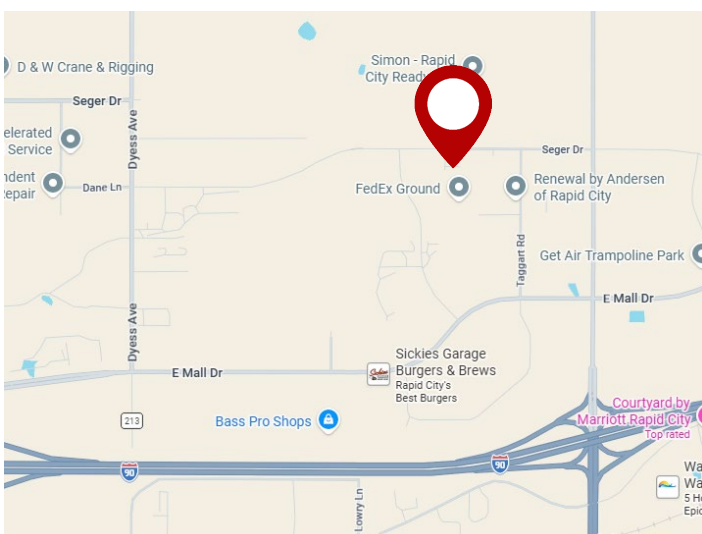
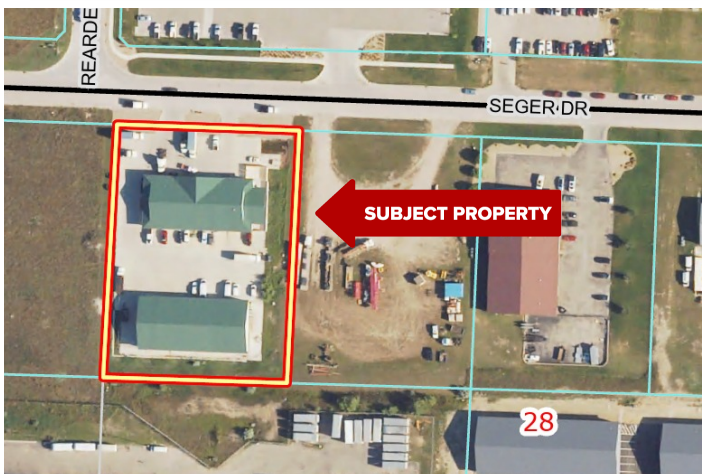
| | |
|----------------|------------------|
| Warehouse Size | 1,920 SF |
| Clear Height | 16' |
| Overhead Door | 14' x 14' |
| Power | 200 amp, 3-phase |
| Year Built | 2015 |
| Zoning | Light Industrial |
| Parking | Shared |

LEASING DETAILS

Monthly Rent \$1,900 +utilities

LEASE HIGHLIGHTS

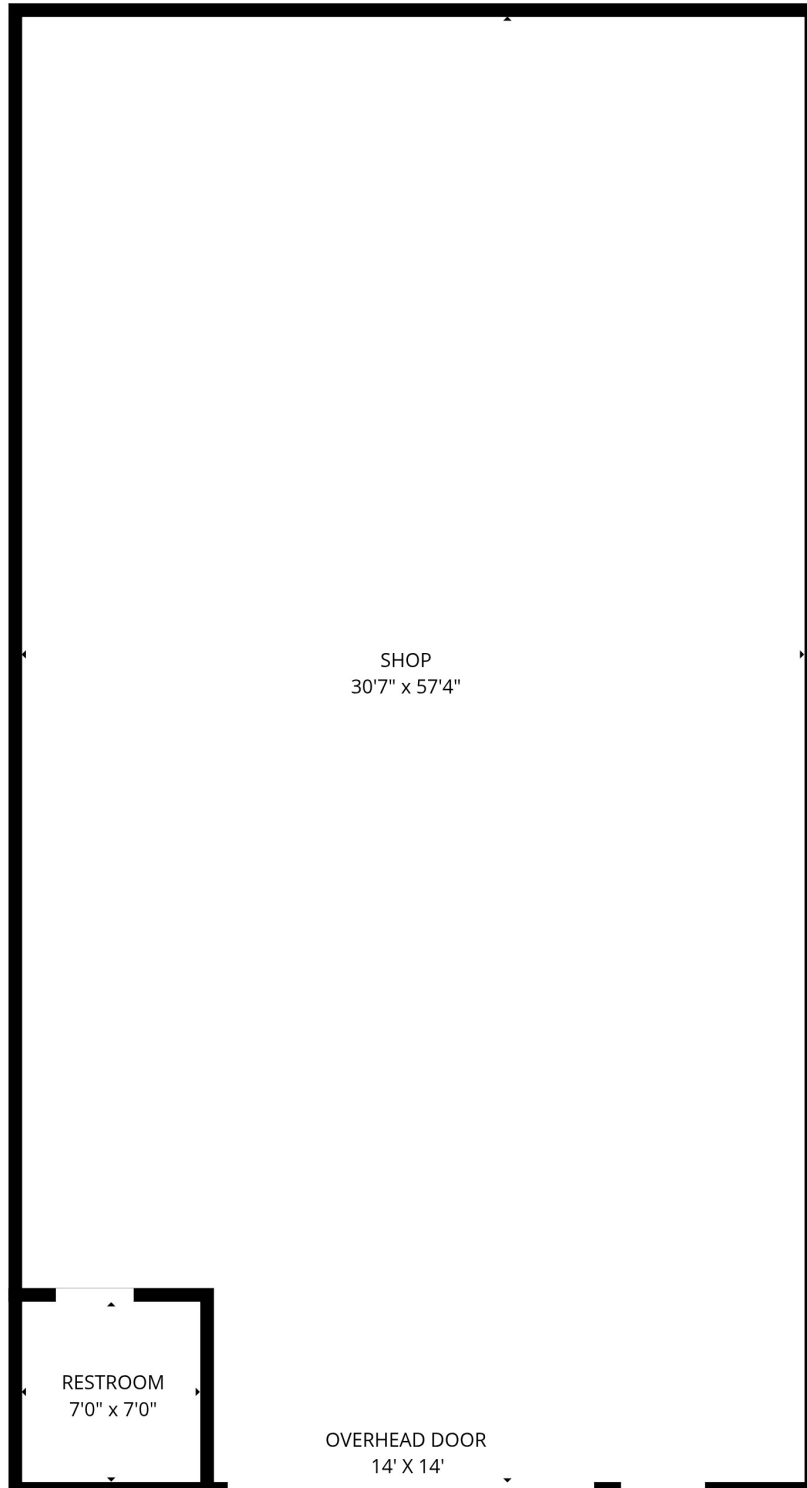
- ▶ Small-bay industrial shop space suited for contractors, service users, and light industrial operations
- ▶ 14' x 14' overhead door with 16' clear height supporting equipment and vehicle access
- ▶ Functional shop layout with floor drain, shop spigot, and radiant heat for year-round use
- ▶ 200 amp, 3-phase power supporting a range of operational needs
- ▶ Located along Seger Drive with quick access to I-90 and Elk Vale Road within a central industrial corridor
- ▶ Shared on-site parking with additional parking available behind the building



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



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
- #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

DISCLAIMER

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