



# WAREHOUSE UNITS FOR LEASE

3515 SEGER DRIVE  
RAPID CITY, SD 57701

**FOR LEASE \$11-12/SF/YR NNN**

Unit A

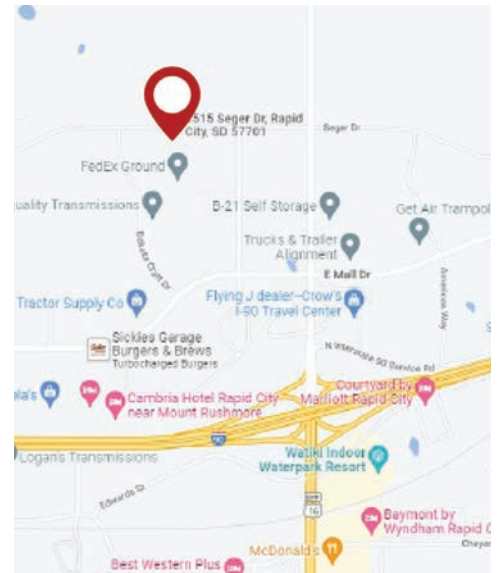


Unit F



## PROPERTY HIGHLIGHTS

- ▶ Two warehouse units west of Elk Vale on Seger, 1 mile north of I-90
- ▶ Unit A - 960 SF warehouse floor space with 14 x 16 OH door, storage/office with mezzanine storage, restroom, floor drains, fire sprinkler system, and fenced outdoor storage
- ▶ Unit F - 2,960 SF warehouse floor space with 14 x 16 OH door, front office/retail showroom, restroom, floor drains, fire sprinkler system, fenced outdoor storage
- ▶ Tenants responsible for NNN expenses (\$2.09/SF/YR) utilities, phone & internet.



**1,920–3,840 SF WAREHOUSE SPACE**

KW Commercial  
 Your Property—Our Priority<sup>SM</sup>  
 2401 West Main Street, Rapid City, SD 57702  
 605.335.8100 | www.RapidCityCommercial.com  
 Keller Williams Realty Black Hills

EXCLUSIVELY LISTED BY:

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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.

**PROPERTY DETAILS**



**Unit A**



**Unit F**



**Unit A**



**Unit F**

**LEASE INFORMATION**

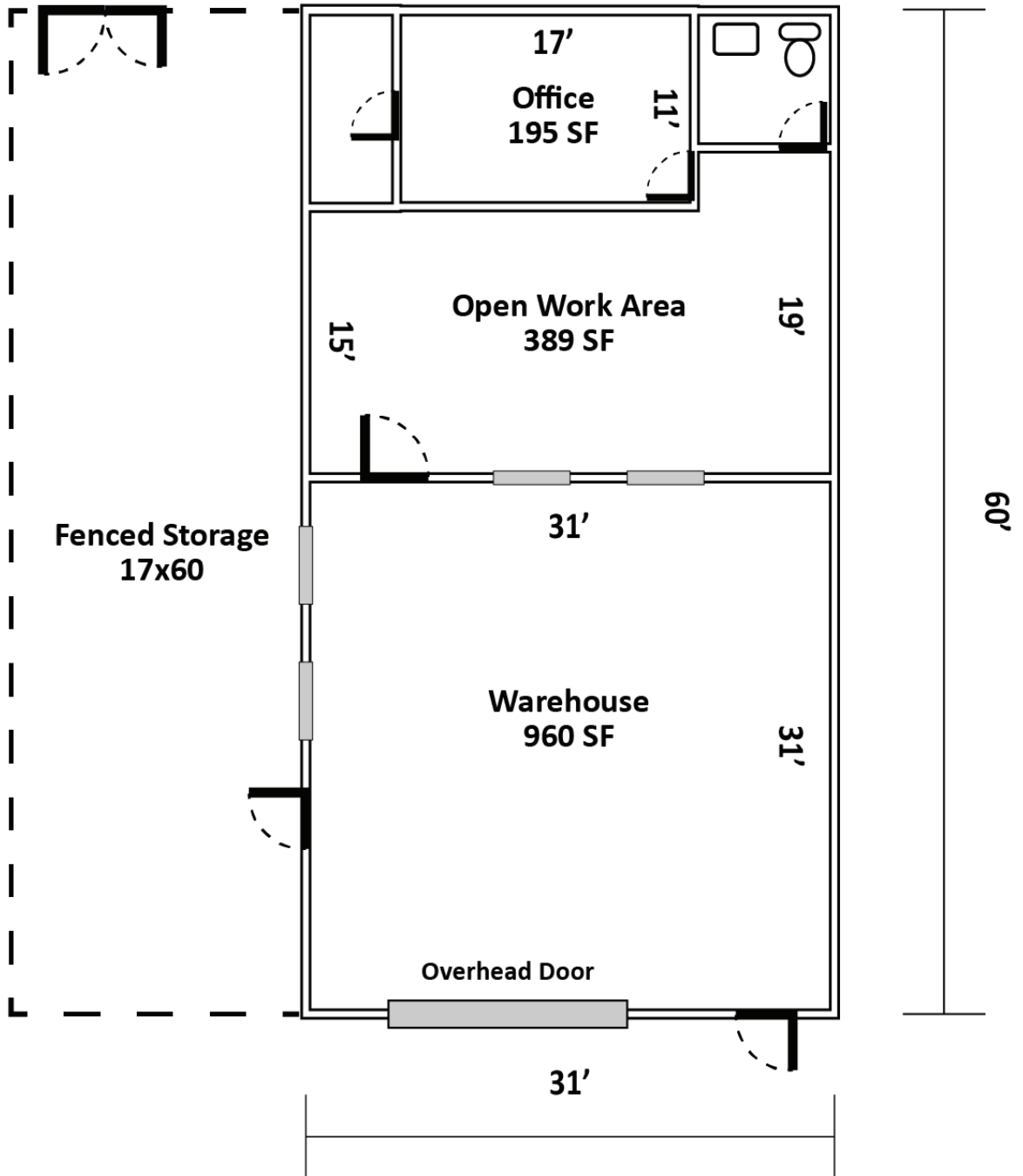
	UNIT A	UNIT F
SQFT:	1,920	3,840
Base Rent:	\$12.00/SF/YR	\$11.00/SF/YR
NNN:	\$2.09/SF/YR	\$2.09/SF/YR
Total:	\$14.09/SF/YR	\$13.09/SF/YR
Monthly:	<b>\$2,254.40 + utilities, phone &amp; internet</b>	<b>\$4,188.80 + utilities, phone &amp; internet</b>

**UNIT A FLOORPLAN**



**UNIT A**

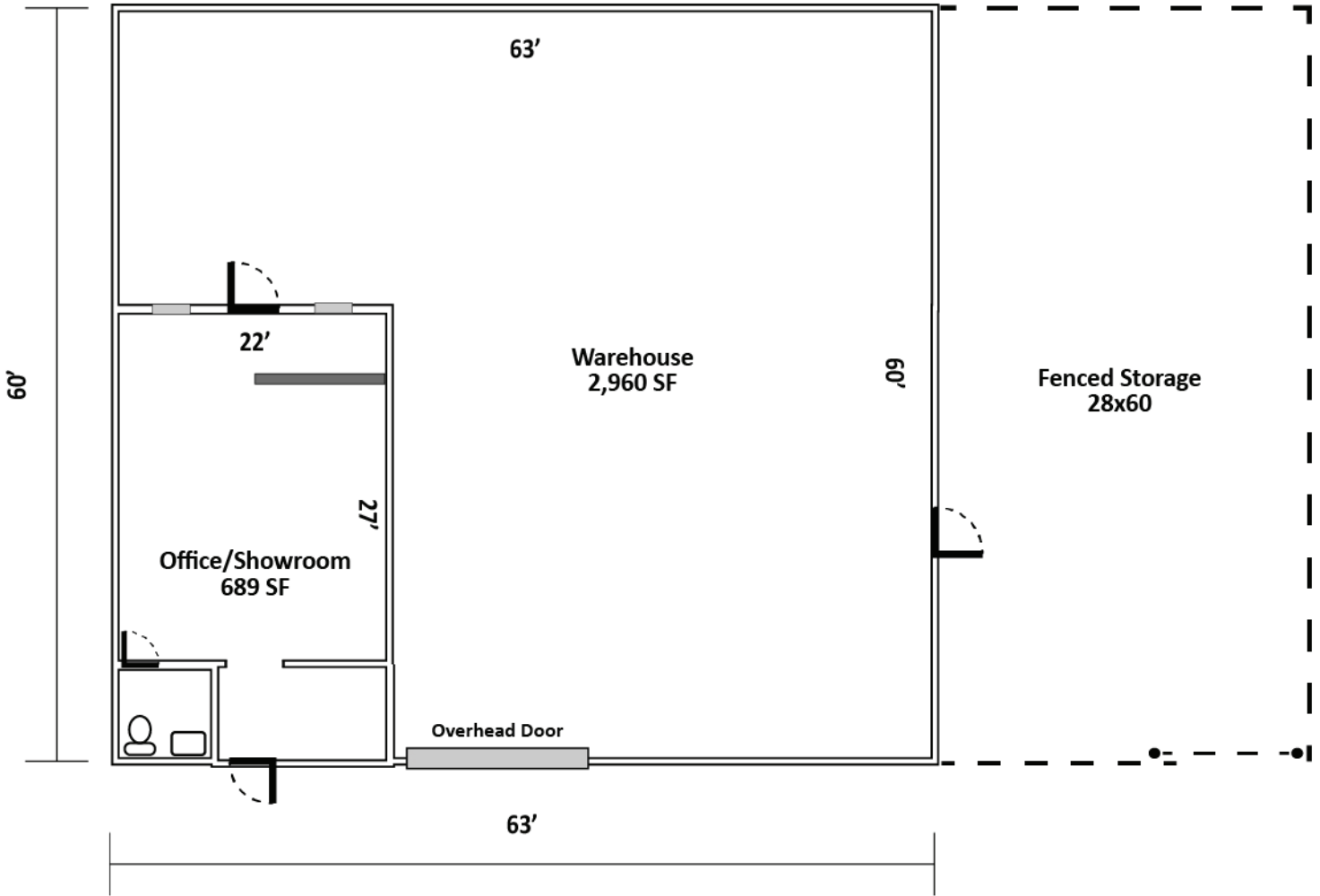
960 SF warehouse floor space with 14 x 16 OH door, storage/office with mezzanine storage, restroom, floor drains, fire sprinkler system, and fenced outdoor storage





**UNIT F FLOORPLAN**

**UNIT F**  
2,960 SF warehouse floor space with 14 x 16 OH door, front office/retail showroom, restroom, floor drains, fire sprinkler system, fenced outdoor storage



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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

<b>NO</b> corporate income tax	<b>NO</b> franchise or capital stock tax	<b>NO</b> personal property or inventory tax
<b>NO</b> personal income tax	<b>NO</b> 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

Room nights	↑	33%
Park Visits	↑	11%
Total Visitation	↑	28%
Visitor Spending	↑	28%

RAPID CITY

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

SOUTH DAKOTA

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