



# NEW CONSTRUCTION WAREHOUSE

4551 SEGER DRIVE  
RAPID CITY, SD 57701

**FOR LEASE \$8.50/SF/YR NNN**



**WAREHOUSE FOR LEASE—23,500 SQFT**

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)

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

### PROPERTY HIGHLIGHTS

- ▶ 22,500 SF of warehouse (150 x 150 FT)
- ▶ 1,000 SF of office with the ability to expand
- ▶ Two - 14x16 overhead Doors
- ▶ 20 FT sidewalls
- ▶ 25 FT center clearance
- ▶ 6" concrete pad with #4 rebar
- ▶ Four heaters
- ▶ ESFR sprinkler system
- ▶ Large lot for outside storage
- ▶ Available February 1, 2023

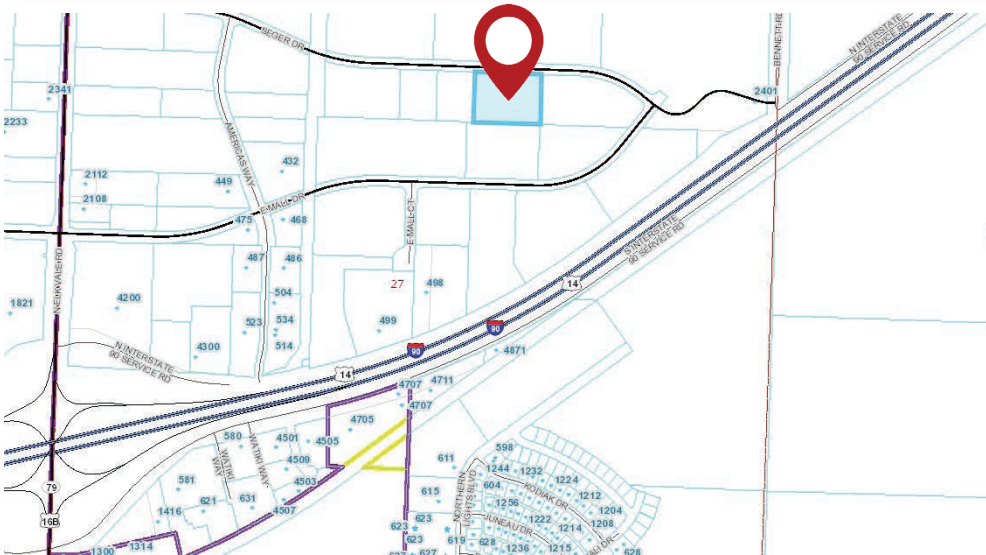
### LEASE INFORMATION

SIZE

22,500 SF

LEASE RATE

**\$8.50/SF/YR NNN**



### PROPERTY INFORMATION

Building SF:	22,500 SF
Acres:	4.26
Tax ID:	72496
Taxes (2021):	TBD
Parking:	Paved parking lot
Water:	City of Box Elder
Sewer:	City of Box Elder
Electric:	West River Electric Association
Gas:	Montana-Dakota Utilities



## 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 STATISTICS

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

### RAPID CITY

- #1** Outdoor Life—Best hunting and fishing town
- #4** WalletHub—Best Places to rent

- #4** CNN Money—Best Place to Launch a Business
- #11** Forbes—Best Small City for Business

- #4** Wall Street Journal—Emerging Housing Markets
- #16** Top 100 Best Places to Live

### SOUTH DAKOTA

- #1** Best State for Starting a Business
- #2** Best Business Climate in the US
- #2** Business Tax Climate by the Tax Foundation

- #1** America's Friendliest State for Small Business
- #2** Best State for Quality of Life
- #3** US News Fiscal Stability 2019 list

- #2** Best State for Small Business Taxes
- #2** Best State for Overall Well-Being and Happiness
- #3** Small Business Policy Index 2018 list