



I-90/ELK VALE SHOP CONDOS

4451 & 4501 SEGER DR
BOX ELDER, SD 57701



FOR LEASE / FOR SALE



LOCATION

Premier shop condominiums to be built in a newly developed subdivision right outside of Rapid City city limits, near the new Amazon facility. Easy access to I-90 and built with best-in-class amenities, these units offer the perfect combination of convenience and functionality.

1,200-3,600 SQFT

PROPERTY DETAILS

- ▶ Small Business, Hobbyist, Workshop, “Man-Cave”
- ▶ Zoned I-1 Light Industrial
- ▶ 16’Wx14’H Overhead Doors w/ operators in front
- ▶ 14’Wx14’H Overhead Doors to rear yard (in some units)
- ▶ Wide Drive Isles
- ▶ Finished Private Bathrooms & Offices
- ▶ Floor Drains with Sand Separators
- ▶ Outdoor Fenced Storage Area (approx.. 40’ deep)
- ▶ Bright LED Lighting Throughout
- ▶ Heated Shop Space
- ▶ Mezzanine Included
- ▶ Single Phase, 200 Amp Electric Service
- ▶ 24/7 Access, Paved Parking Lot
- ▶ Separately Metered for Utilities
- ▶ Est. Construction Completion: October of 2024

RESERVE YOUR SPOT TODAY!

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

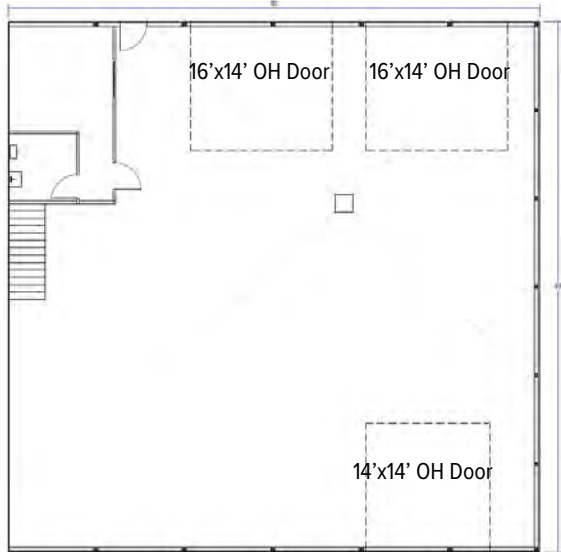
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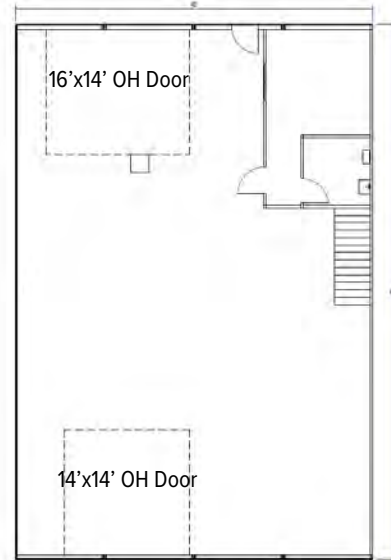
Disclaimer: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

FLOOR PLANS

3,600 SF

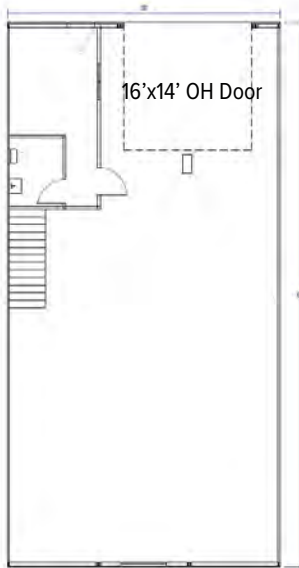


2,640 SF



*Includes 240 SF of Mezzanine

1,800 SF



1,200 SF w/ Office

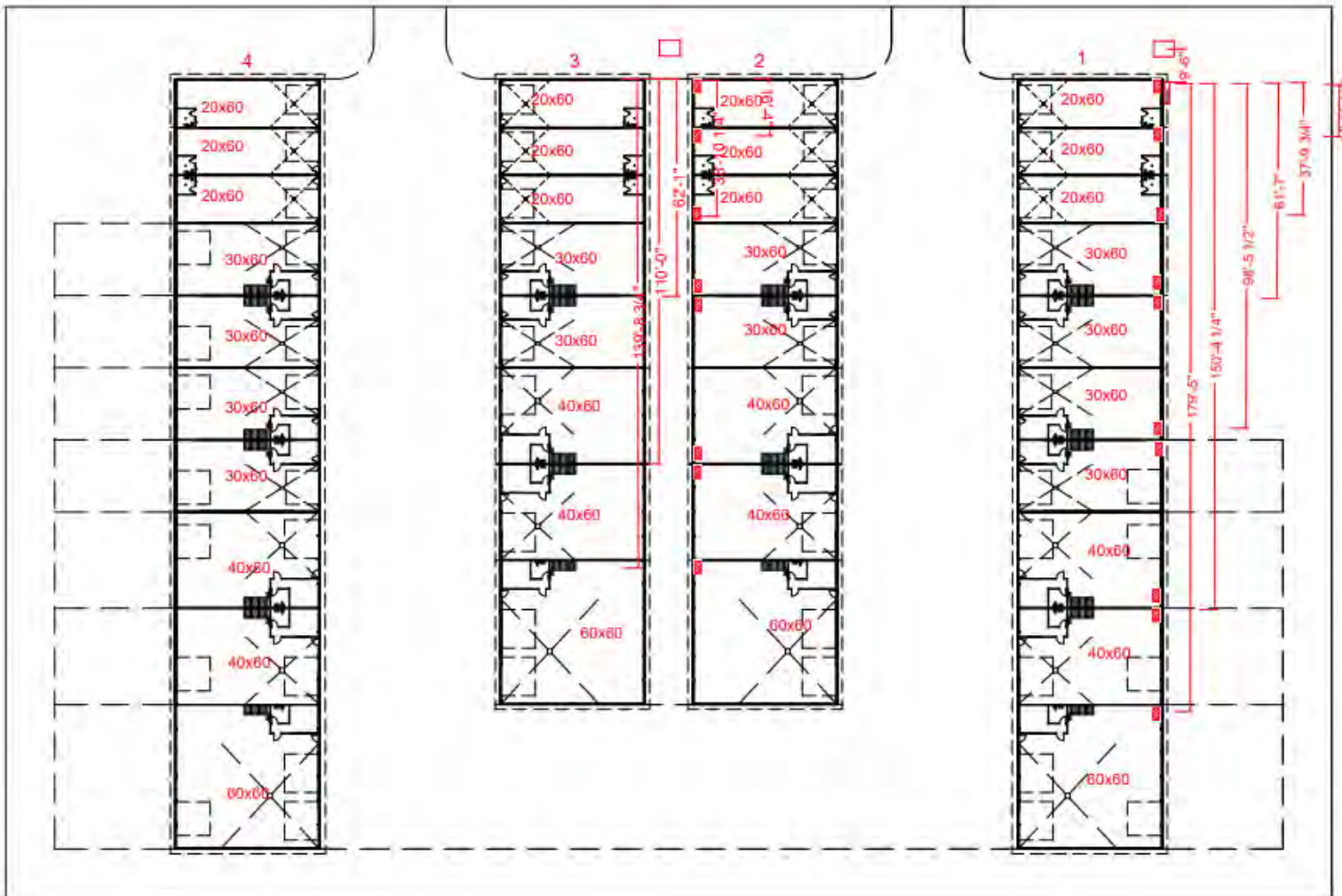


1,200 SF



*Includes 200 SF of Mezzanine

FACILITY LAYOUT



- ▶ Units in building #1 will be available first.
- ▶ Unit mix may include 20x60 & 30x60 w/ outdoor storage.

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PRICING

Lease Details (NNN)

| <i>STANDARD UNITS</i> | | |
|-----------------------|-------------------|-------------|
| 1,200 SF (20Wx60D) | \$12.25/SF/YR NNN | ~\$1,425/Mo |
| 1,800 SF (30Wx60D) | \$11.50/SF/YR NNN | ~\$2,025/Mo |
| 2,400 SF (40Wx60D) | \$11.50/SF/YR NNN | ~\$2,700/Mo |
| 3,600 SF (60Wx60D) | \$11.50/SF/YR NNN | ~\$4,050/Mo |

Lease Details (NNN)

| <i>UNITS W/ OUTDOOR STORAGE</i> | | |
|---------------------------------|-------------------|-------------|
| 1,800 SF (30Wx60D) | \$12.00/SF/YR NNN | ~\$2,100/Mo |
| 2,400 SF (40Wx60D) | \$12.00/SF/YR NNN | ~\$2,800/Mo |
| 3,600 SF (60Wx60D) | \$12.00/SF/YR NNN | ~\$4,200/Mo |

Purchase

| | |
|--------------------|----------------|
| 1,200 SF (20Wx60D) | Call for Price |
| 1,800 SF (30Wx60D) | Call for Price |
| 2,400 SF (40Wx60D) | Call for Price |
| 3,600 SF (60Wx60D) | Call for Price |

- ▶ Plus Utilities
- ▶ Pricing subject to change
- ▶ NNN expenses are estimated at \$2.00/SF, but will vary

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AREA MAP



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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 9 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with 14.4 million visitors to South Dakota, \$4.7 billion in visitor spending, and 56,826 jobs sustained by the tourist 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 PUMA Population | 189,754 |
| Rapid City Population Growth | 1.46% YoY |
| Rapid City Unemployment Rate | 2.3% |
| PUMA Median Income | \$57,977 |

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



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