



4501 Seger Dr.  
Box Elder, SD 57701



1,400-3,840 SF +/-



For Lease

## LOCATION

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

## DESCRIPTION

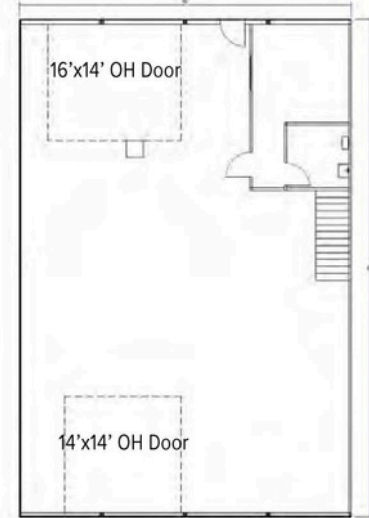
- Commercial Space, Office Space, Small Business Storefront
- Zoned I-1 light Industrial
- Extra-Large Overhead Doors
- Wide Drive Isles
- Private Bathrooms & Offices
- Heated Shop Space with Floor Drains
- Bright LED Lighting
- Mezzanine Included
- Exterior Signage Included
- Single Phase, 200 Amp Electric Service
- 24/7 Access, Paved Parking Lot
- Separately Metered for Utilities
- Security Cameras Onsite

## FLOOR PLAN

3,600 SF

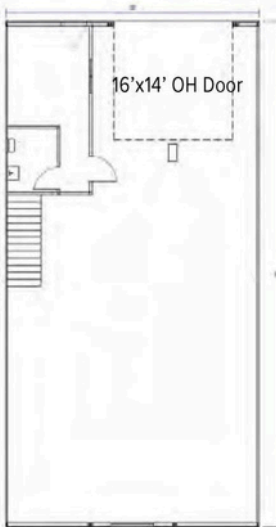


2,400 SF



\*Includes 240 SF of Mezzanine

1,800 SF



1,200 SF w/ Office

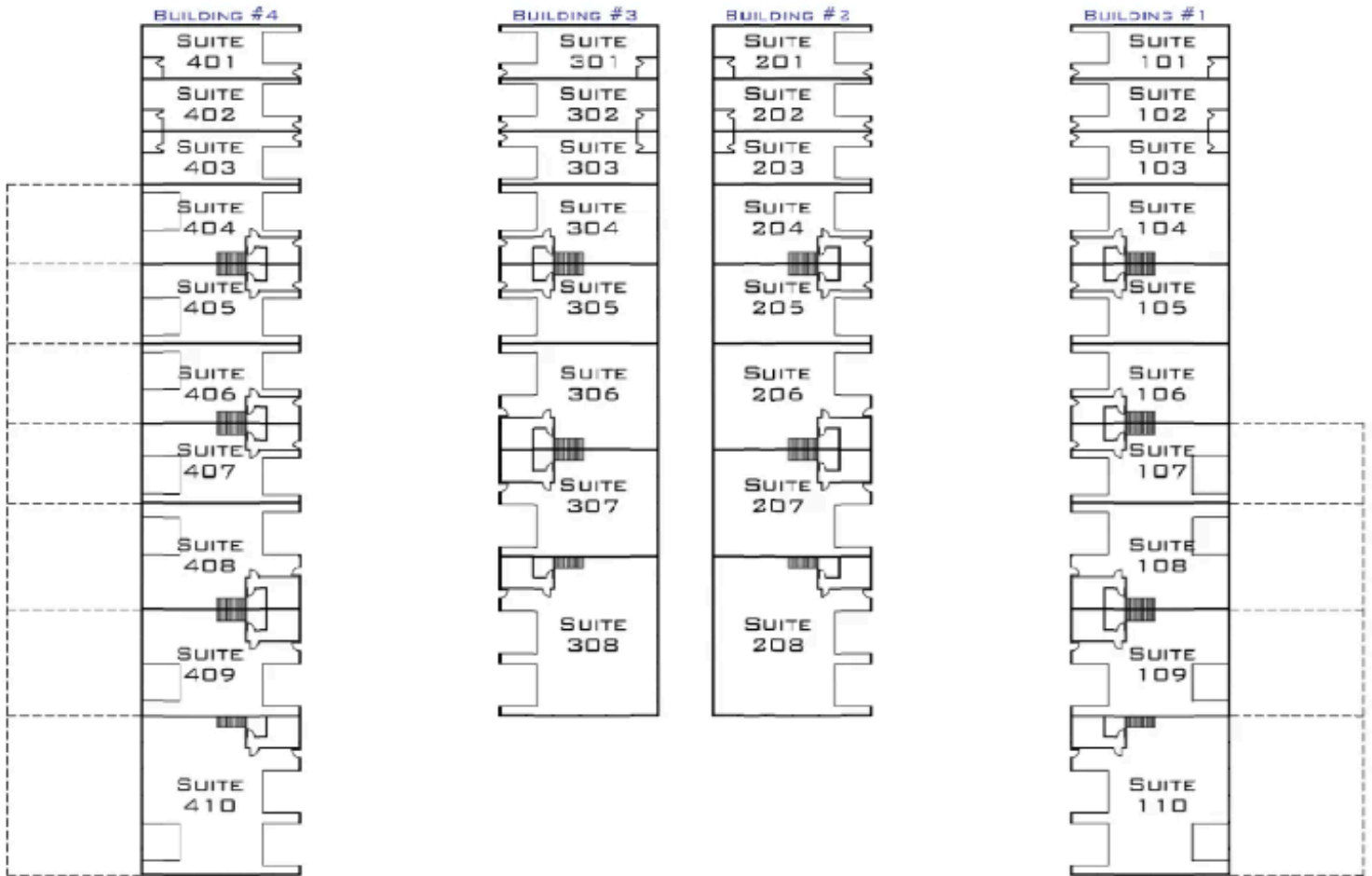


1,200 SF



\*Includes 200 SF of Mezzanine

## FACILITY LAYOUT



## PHOTO GALLERY

\*Amenities vary by unit size

