



4501 Seger Dr.
Box Elder, SD 57701



1,400-3,840 SF +/-



For Lease

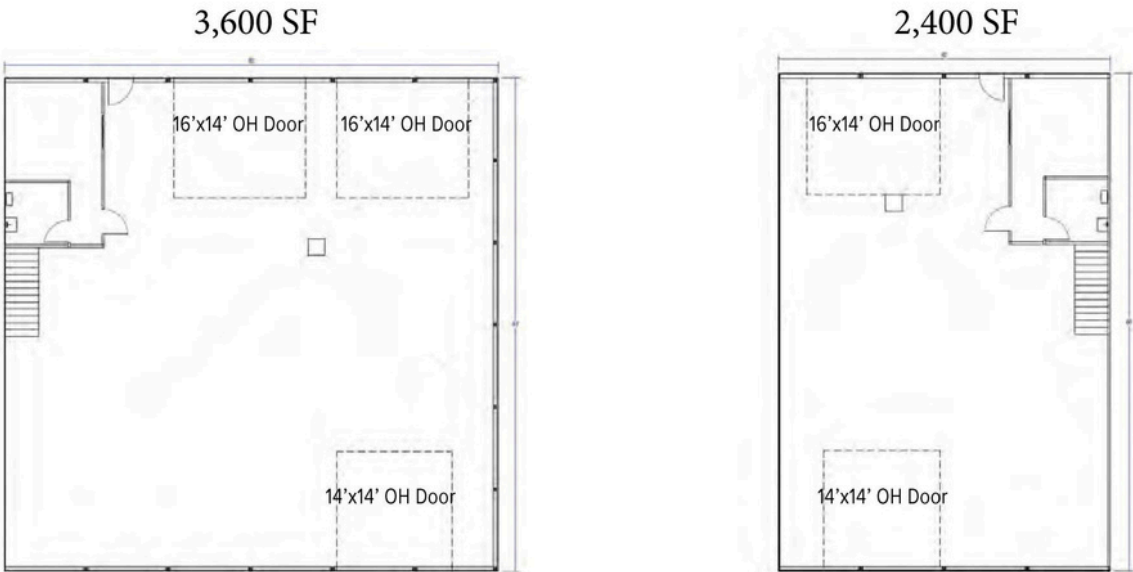
LOCATION

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.

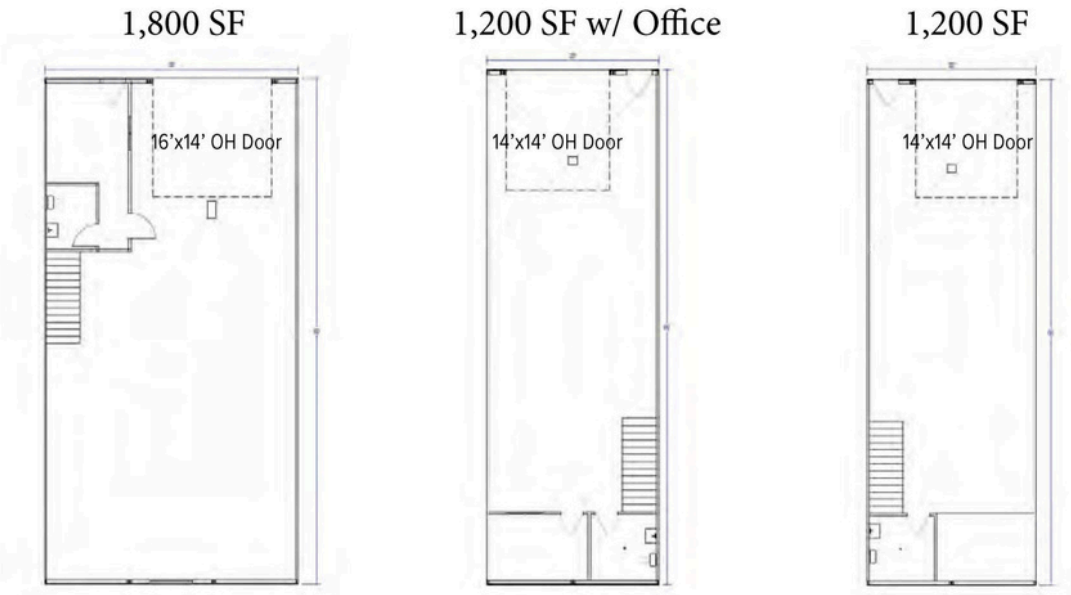
DESCRIPTION

- 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



*Includes 240 SF of Mezzanine



*Includes 200 SF of Mezzanine

FACILITY LAYOUT

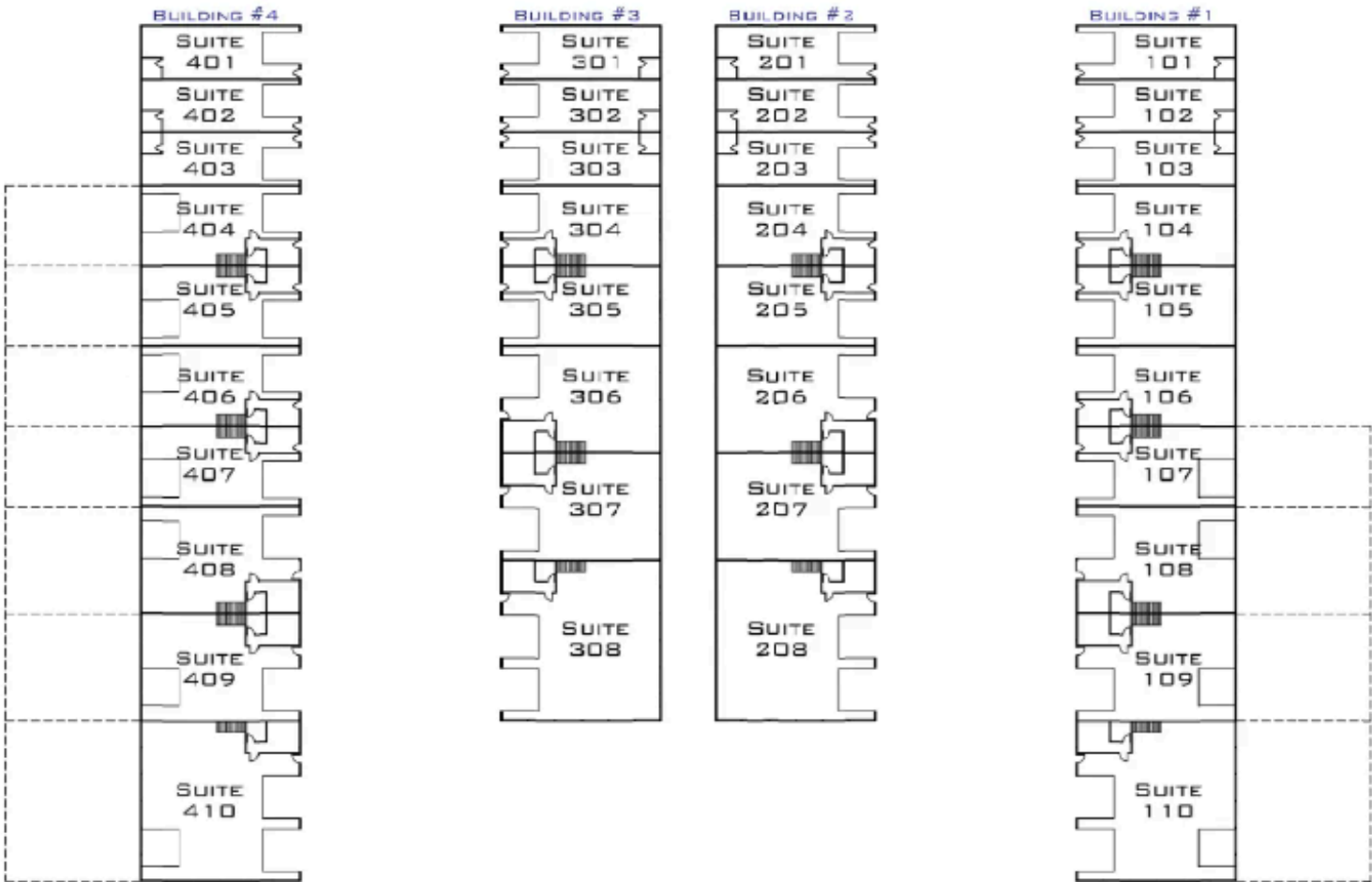
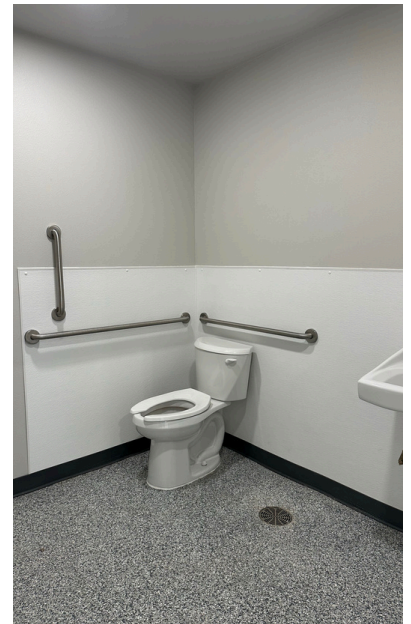
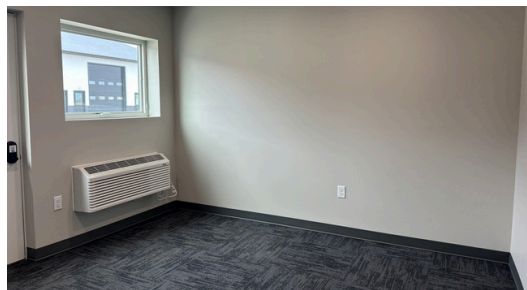


PHOTO GALLERY

***Amenities vary by unit size**



PRICING

<i>Lease Details (NNN)</i>		
STANDARD UNITS		
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

<i>Lease Details (NNN)</i>		
UNITS W/ OUTDOOR STORAGE		
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

- **Plus Utilities**
- **Pricing Subject to Change**
- **NNN Expenses Estimated at \$2/SF, but will vary**