

BOX ELDER SHOP + OFFICE SUITE

449 CIMARRON DRIVE, UNIT 3
BOX ELDER, SD 57719

FOR LEASE \$10.00/SF/YR NNN



3,360 SF | SHOP + OFFICE | NEW
CONSTRUCTION

EXCLUSIVELY LISTED BY:

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Keller Williams Realty Black Hills

449 CIMARRON DRIVE, UNIT 3 BOX ELDER, SD 57719

PROPERTY DETAILS

SITE & BUILDING INFORMATION

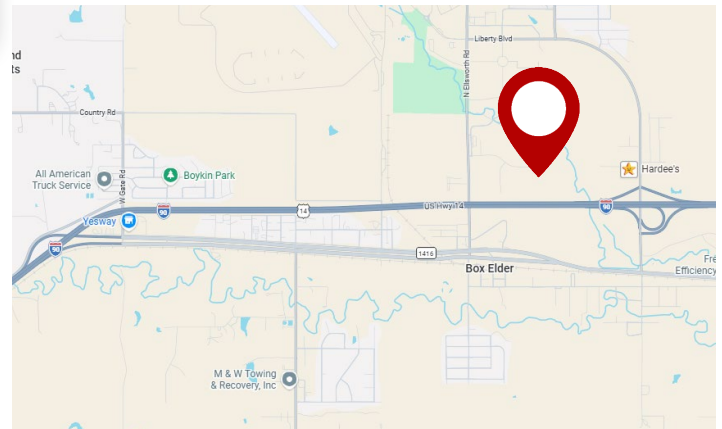
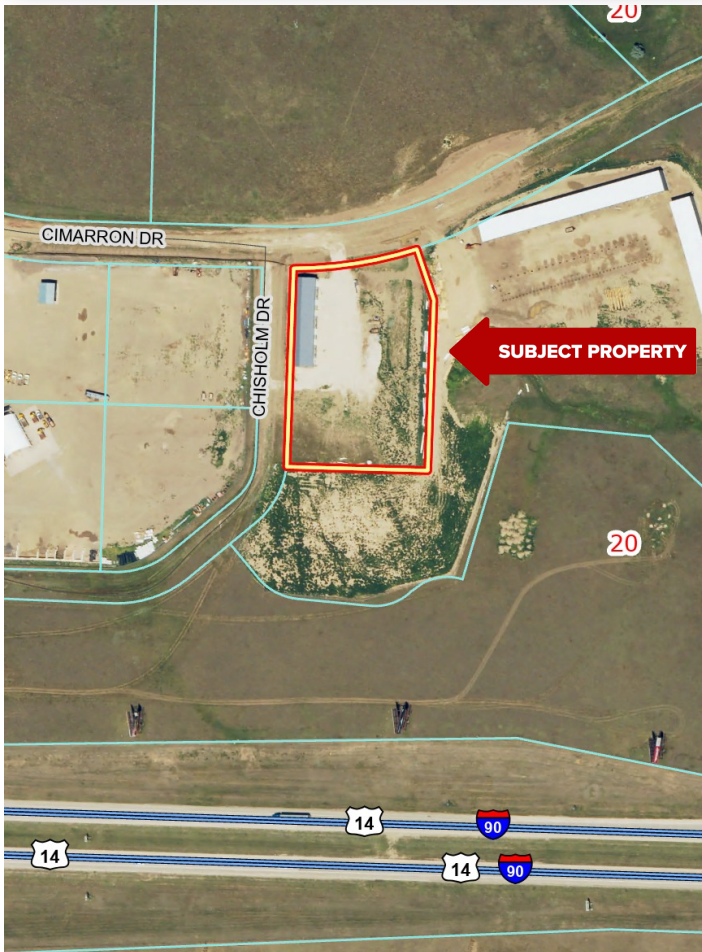
Suite Size	3,360 SF
Year Built	2024
Zoning	General Light Industrial
Parking	Shared gravel lot
Power	200 amp, 220V, single-phase
Overhead Doors	2 (12' x 14')

LEASE DETAILS

Base Rent	\$10.00/SF/YR NNN
NNN (est.)	\$2.00/SF/YR
Utilities	Tenant responsible
Monthly Rent (est.)	\$3,360/mo

LEASE HIGHLIGHTS

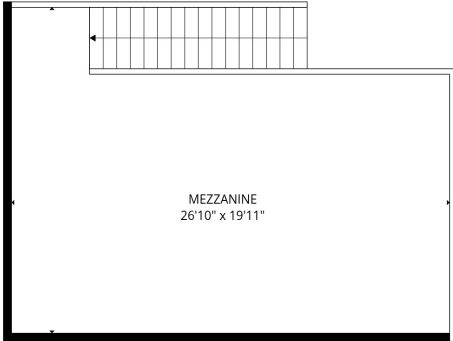
- ▶ 3,360 SF industrial flex suite in Box Elder
- ▶ 2024 construction in a three-unit industrial building
- ▶ Shop, office, restroom, and mezzanine storage
- ▶ Two 12' x 14' overhead doors serving the shop
- ▶ 16' clear height in the shop area
- ▶ 200 amp, 220V single-phase power
- ▶ Cooled private office with mezzanine above
- ▶ Shared gravel parking with two access points
- ▶ Near I-90/Hwy 14 for regional service access



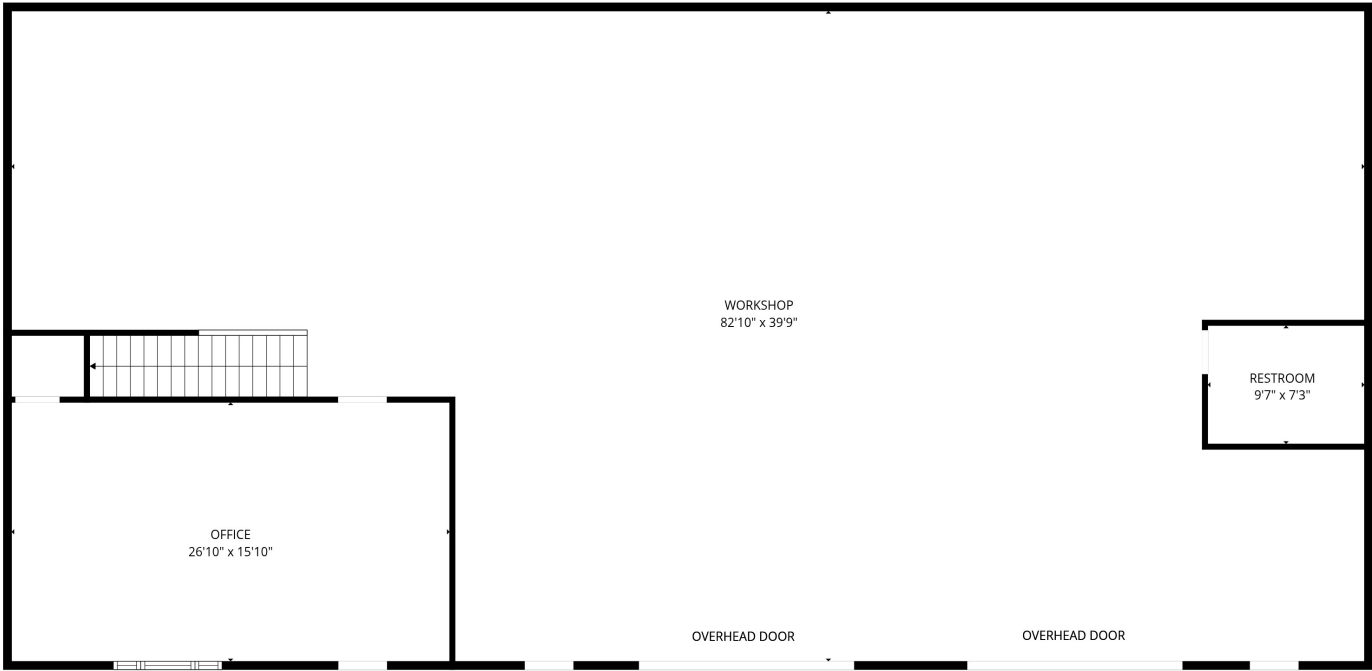
Disclaimer: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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FLOOR PLAN



2nd floor



1st floor

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PHOTOS



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, Mount Rushmore, bringing millions of tourists from all over the world to Western South Dakota every year. For the past 10 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with 14.9 million visitors to South Dakota, \$5.09 billion in visitor spending, and 58,824 jobs sustained by the tourism 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 Metro Population	156,686
Rapid City Population Growth	3.05% YoY
Rapid City Unemployment Rate	1.9%
Household Median Income	\$65,712

SD TOURISM 2024 STATISTICS

Room Nights	5.2 M Booked
Park Visits	8.7 M Visitors
Total Visitation	14.9 M Visitors
Visitor Spending	\$398.7 M in Revenue

RAPID CITY

- #1 AreaDevelopment—Leading Metro in the Plains
- #1 US Census—Fastest-Growing City in Midwest
- #4 Realtor.com—Emerging Housing Markets
- #10 CNN Travel—Best American Towns to Visit
- #17 Milken Institute—Best-Performing Small City
- #33 WalletHub—Happiest Cities in America

SOUTH DAKOTA

- #1 Business Tax Climate Index
- #1 Most Stable Housing Markets
- #2 Fastest Job Growth
- #2 States with Best Infrastructure
- #3 Best States for Business Costs
- #3 Long-Term State Fiscal Stability
- #3 Business Friendliness
- #4 Forbes Best States for Starting a Business
- #5 Best States to Move To

DISCLAIMER

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

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