

# BLACK HAWK INDUSTRIAL FACILITY

11835 QUAAL ROAD  
BLACK HAWK, SD 57718

FOR LEASE \$7.50/SF/YR NNN



**19,000 SF | DRIVE-THRU WAREHOUSE  
3-PHASE POWER | FENCED YARD**

EXCLUSIVELY LISTED BY:

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Keller Williams Realty Black Hills

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PROPERTY DETAILS

SITE & BUILDING INFORMATION

Lot Size	2.00 Acres
Building Size	19,000 SF
Warehouse Size	14,204 SF
Garage Size	726 SF
Office/Showroom Size	4,452 SF
Year Built	2002
Zoning	N/A (Meade County)
Overhead Doors	18' x 18' (2)   7' x 9' (1)
Warehouse Ceiling Height	19'
Power	3-phase, 800-amp
Yard	Large gravel yard, fenced and gated

LEASING DETAILS

Parcel ID	15.92.0H
Base Rent	\$7.50/SF/YR
NNN (estimated)	\$1.75/SF/YR
Monthly Rent	\$14,646 + utilities + CAM

LEASE OVERVIEW

Industrial warehouse facility suited for contractors, service businesses, equipment users, and operations requiring warehouse capacity, office support, showroom space, and secure outdoor storage. Located on Quaal Rd in Black Hawk, the property offers practical access to I-90 Exit 48 and Stagesop Rd.

The 19,000 SF building includes a large showroom with sales counters, six private offices, a conference room, a separate parts room, and dedicated overhead door access. The heated drive-through warehouse features 18' x 18' overhead doors, 19' warehouse ceiling height, 800-amp 3-phase power, and air lines and power infrastructure throughout.

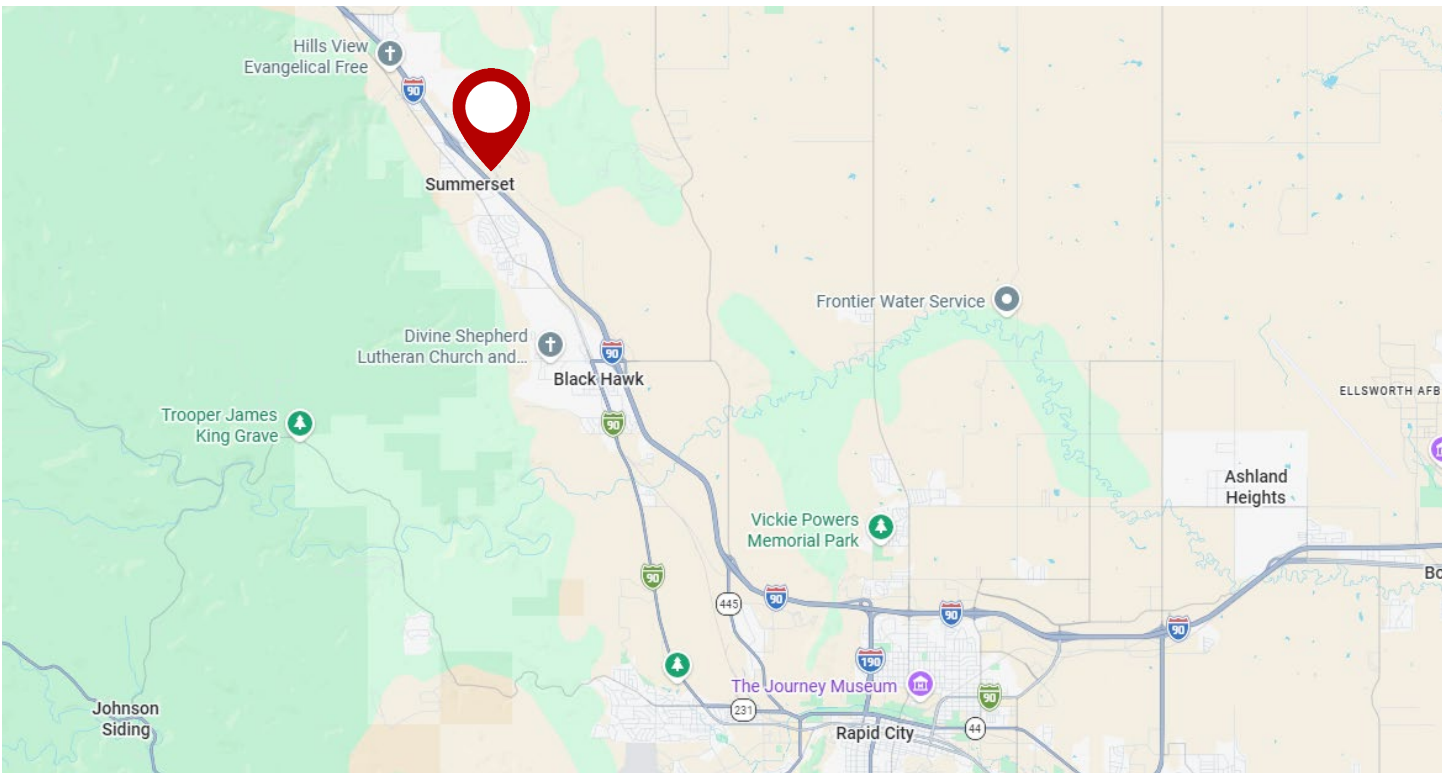
The 2-acre site is fenced and gated, providing secure gravel yard space for equipment, vehicles, or outdoor storage. A breakroom with kitchen supports daily operations, while a 576 SF mezzanine/loft area provides bonus storage or support space not included in the total building square footage.



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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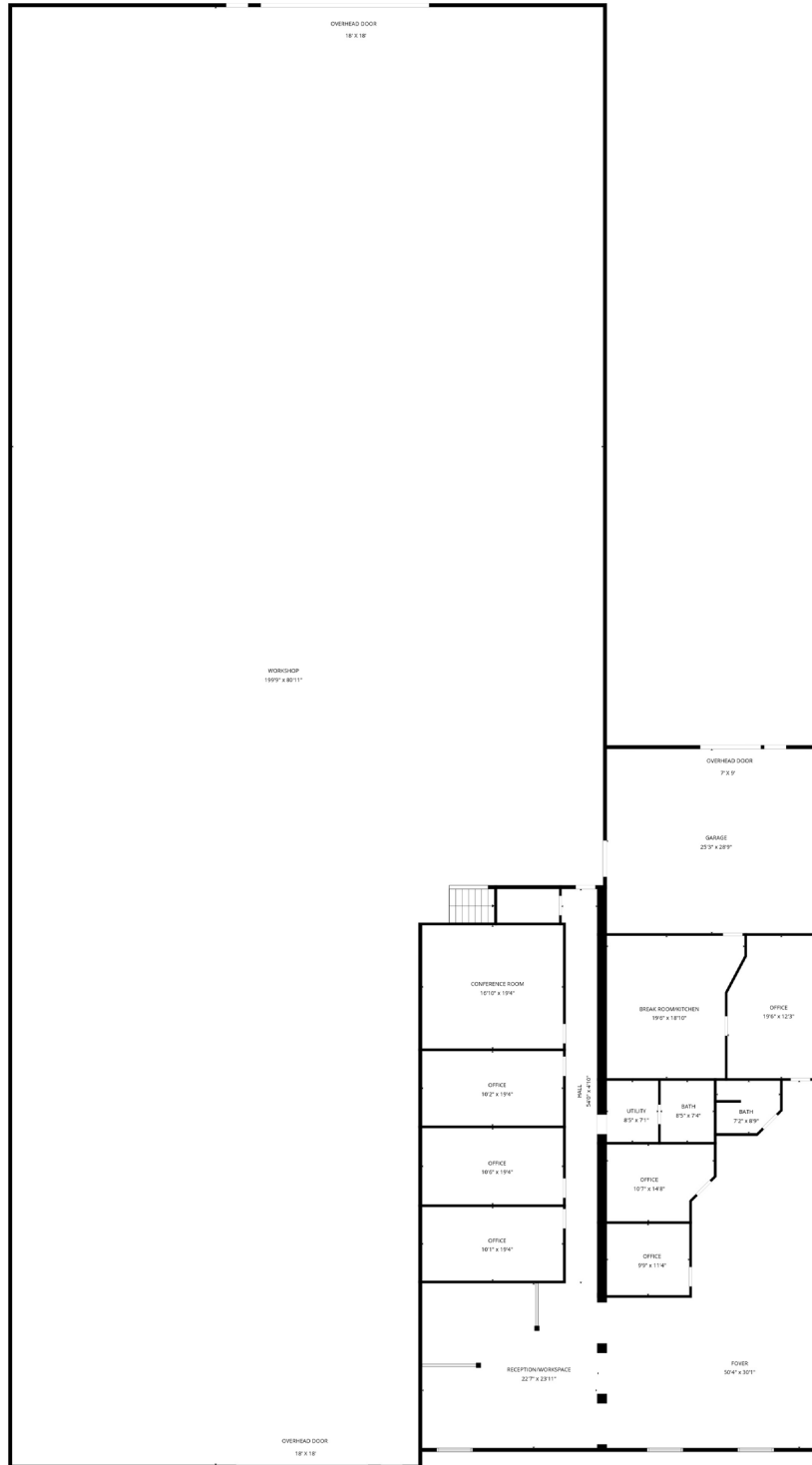
LOCATION OVERVIEW



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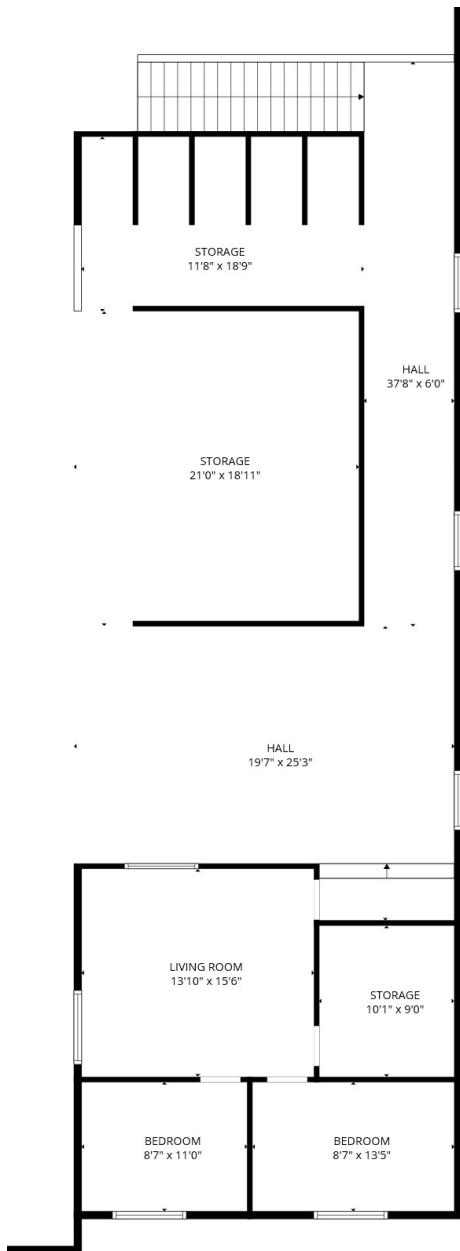
FLOOR PLAN



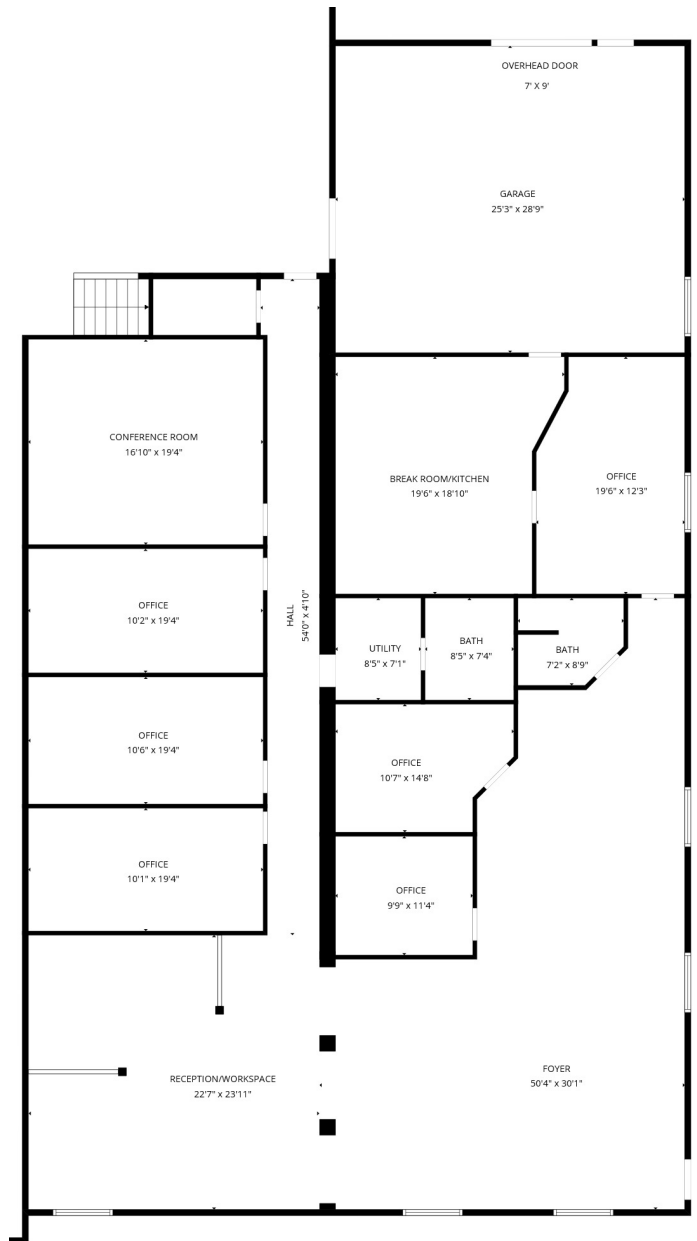
MAIN FLOOR

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FLOOR PLAN



MEZZANINE



OFFICE/SHOWROOM

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**WAREHOUSE PHOTOS**



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OFFICE PHOTOS



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MEZZANINE PHOTOS



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EXTERIOR 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

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