

BLACK HILLS
REALTY

FOR SALE
OR LEASE

4150 SEGER DRIVE

BOX ELDER, SD 57719

\$1,999,000



6,720 SF
TOTAL BUILDING



2,880 SF
MAIN LEVEL
OFFICE



2,880 SF
UPPER LEVEL
STORAGE/OFFICE



48' X 20'
SHOP/GARAGE BAY



19'
SIDEWALLS



14' X 12'
OVERHEAD DOOR

PROPERTY HIGHLIGHTS

- ✓ 6,720 Total Square Feet
- ✓ 2,880 SF Main Level Office with Open Floor Plan
- ✓ 2 Bathrooms
- ✓ 2,880 SF Upper Level Usable Storage/Office Space
- ✓ 48' x 20' Shop/Garage Bay
- ✓ 14' x 12' Overhead Door
- ✓ 19-Foot Sidewalls
- ✓ In-Floor Heat
- ✓ Mini Splits for Air/Heat
- ✓ All LED Lighting
- ✓ All Concrete Parking Lot
- ✓ 1 Acre Lot
- ✓ Zoned General Light Industrial
- ✓ Ideal for Office, Service, Contractors, Manufacturing, or Distribution



Listed by
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1 ACRE LOT



GENERAL LIGHT INDUSTRIAL ZONING



HIGHWAY ACCESS



ALL CONCRETE PARKING LOT



EXCELLENT OPPORTUNITY TO OWN OR LEASE!

Information deemed reliable but not guaranteed. Buyer to verify all information.