

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

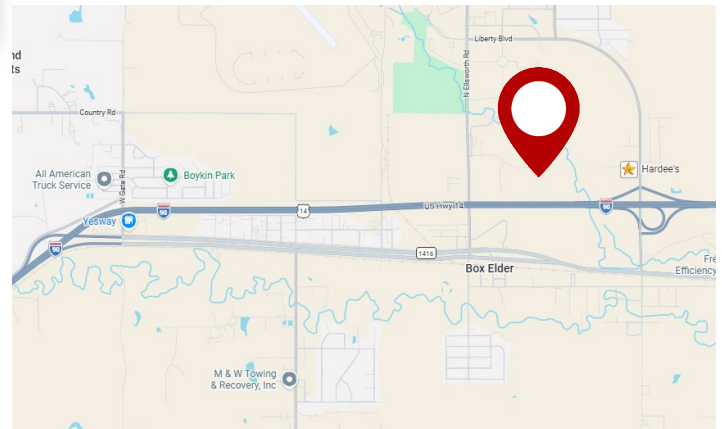
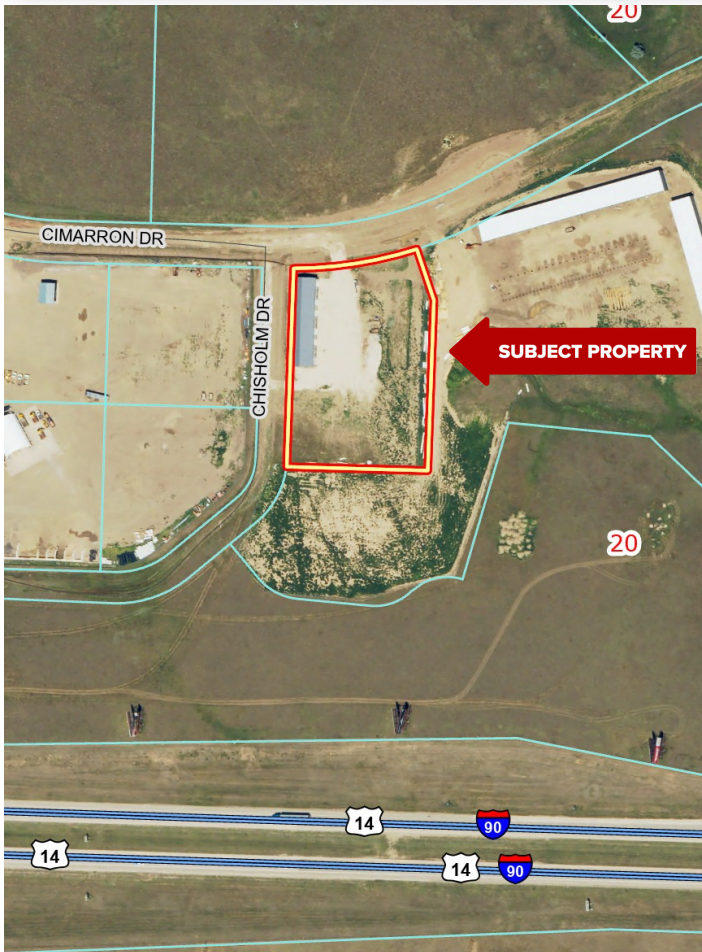
Suite Size	3,360 SF
Year Built	2024
Zoning	General Light Industrial
Parking	Shared gravel lot
Power	200 amp, 220V, single-phase
Overhead Doors	2 (12' x 14')

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

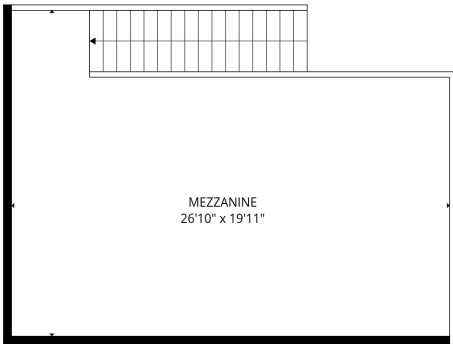
- ▶ 3,360 SF industrial flex suite in Box Elder
- ▶ 2024 construction in a three-unit industrial building
- ▶ Shop, office, restroom, and mezzanine storage
- ▶ Two 12' x 14' overhead doors serving the shop
- ▶ 16' clear height in the shop area
- ▶ 200 amp, 220V single-phase power
- ▶ Cooled private office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



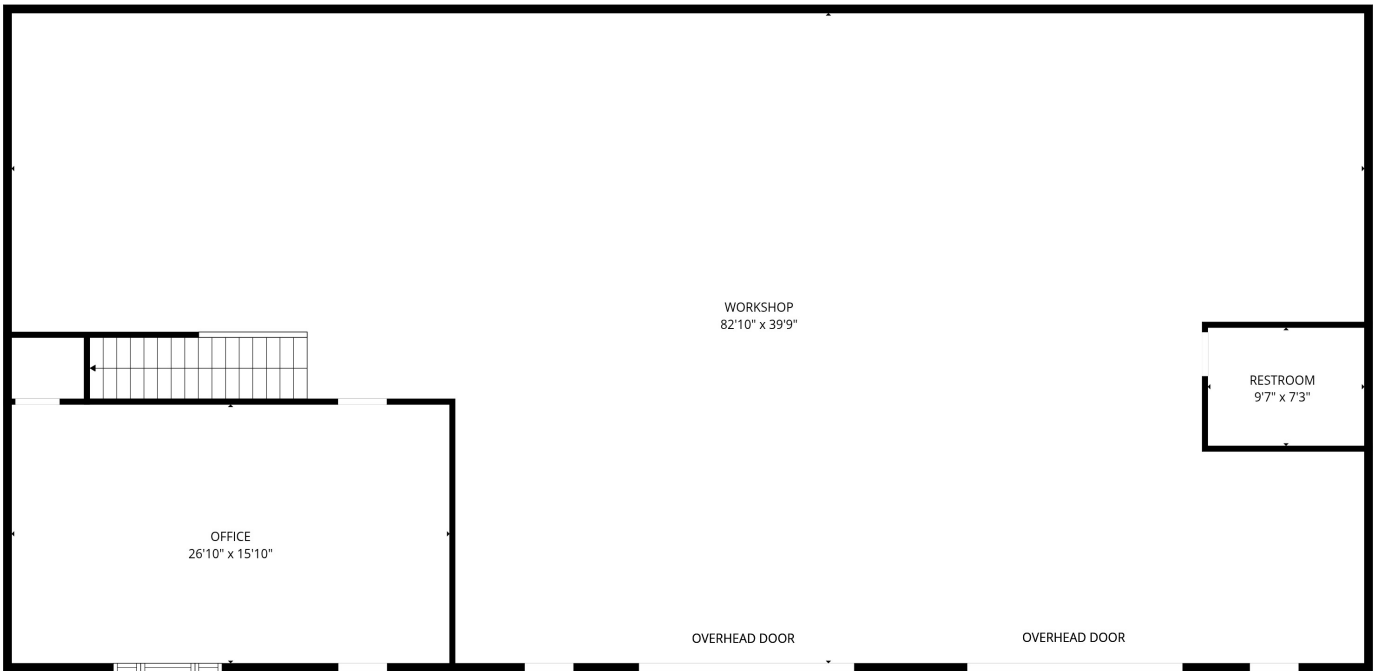
Disclaimer: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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FLOOR PLAN



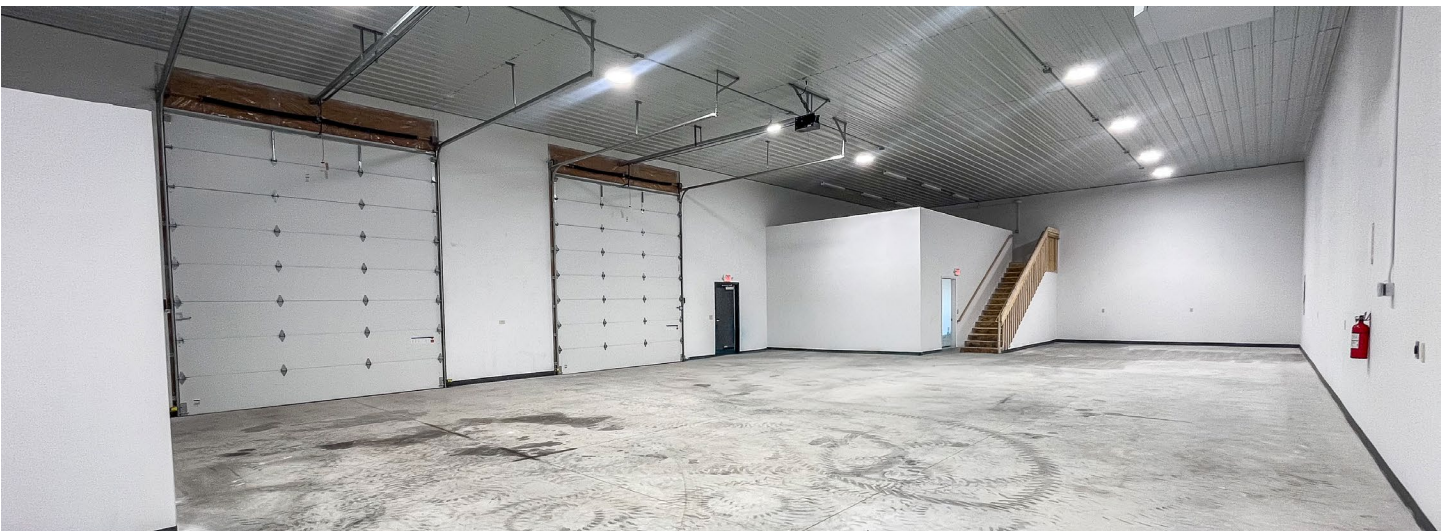
2nd floor



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
- #4** Realtor.com—Emerging Housing Markets
- #17** Milken Institute—Best-Performing Small City

- #1** US Census—Fastest-Growing City in Midwest
- #10** CNN Travel—Best American Towns to Visit
- #33** WalletHub—Happiest Cities in America

SOUTH DAKOTA

- #1** Business Tax Climate Index
- #2** Fastest Job Growth
- #3** Best States for Business Costs
- #3** Business Friendliness
- #5** Best States to Move To

- #1** Most Stable Housing Markets
- #2** States with Best Infrastructure
- #3** Long-Term State Fiscal Stability
- #4** Forbes Best States for Starting a Business

DISCLAIMER

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