

NNN LEASE—INVESTMENT PROPERTY

11835 Quaal Road, Black Hawk, SD 57718

Updated March 2019



Sale Price:
\$1,410,000

Highlights

- Current owner, Bridger Steel, will sign a new 5-year NNN lease at \$6.50/SF/YR. Company is well-established, growing, regional manufacturer of metal roofing and siding products with six locations in Montana, South Dakota, Wyoming and Washington.
- 80' x 200' warehouse facility with 20' ceiling, 2,376 SF office, 30'x40' workshop and breakroom area
- Overhead doors at each end of the warehouse for drive-thru capability
- Custom designed office space with customer service desk, sales office, and private offices on main level
- Mezzanine offices overlooking warehouse floor
- Main driveway is concrete with concrete off-street parking for customers
- Off-street parking for employees with gravel driveway on west side of building
- Visible from I-90 and less than 1 mile to I-90 Exit 48/ Stagestop Rd

Offering Summary

Investment Details

Pricing:	\$1,410,000
Annual Rent:	\$123,500
Renewal Options:	Two 5-year options with 10% rent increases
Guaranty:	Corporate
Tenant:	Bridger Steel
Lease Type:	NNN (Tenant pays taxes, insurance, CAM)
Landlord Responsibilities:	Structural/Mechanical

Property Specifications

Building Size:	19,000 Total SF Warehouse - 15,424 SF Break Room & Shop - 1,200 SF Office - 2,376 SF
Acres:	2.0
Year Built:	2002
Overhead Doors:	3 - 16'h x 22'w; 18'h x 18'w; 7'h x 7'w
Ceiling Height:	20' in warehouse, 8' in office
Heating & AC:	Warehouse - 3 OH Heaters Offices - A/C & Heat
Taxes (2018):	\$12,908.50



Exclusively listed by:

Chris Long

CCIM, Commercial Broker

605.939.4489

chris@rapidcitycommercial.com

Your Property...
Our PrioritySM

BRIDGER STEEL

11835 Quaal Road, Black Hawk, SD 57718



BRIDGERSTEEL
CREATE LASTING BEAUTY

About Bridger Steel

- Regional manufacturer of high quality metal panels for roofing, siding and interior projects using the highest quality metal substrates, paint coatings, and technology
- Established in 1996
- Privately held
- Six manufacturing locations - Belgrade, MT; Billings, MT; Helena, MT; Rapid City, SD; Casper, WY; and Kalama, WA
- American products - steel from American producers and American based paint and accessory companies
- Nationwide supplier

BRIDGER STEEL PRODUCTS

3" Trapezoidal	Snap Batten	1/4" Corrugated	Tuff Rib
2" Mechanical Lock	Shiplap Wall	7.2 Structural	Delta Rib
Mechanical Lock	V Groove Wall	6025 Structural	Platte River
Tru Snap	7/8" Corrugated	Montana Rib	Flush Soffit
Nail Strip	3/4" Corrugated	Purlin Bearing Rib	V Soffit
Ultra Batten	1/2" Corrugated	Valley Rib	



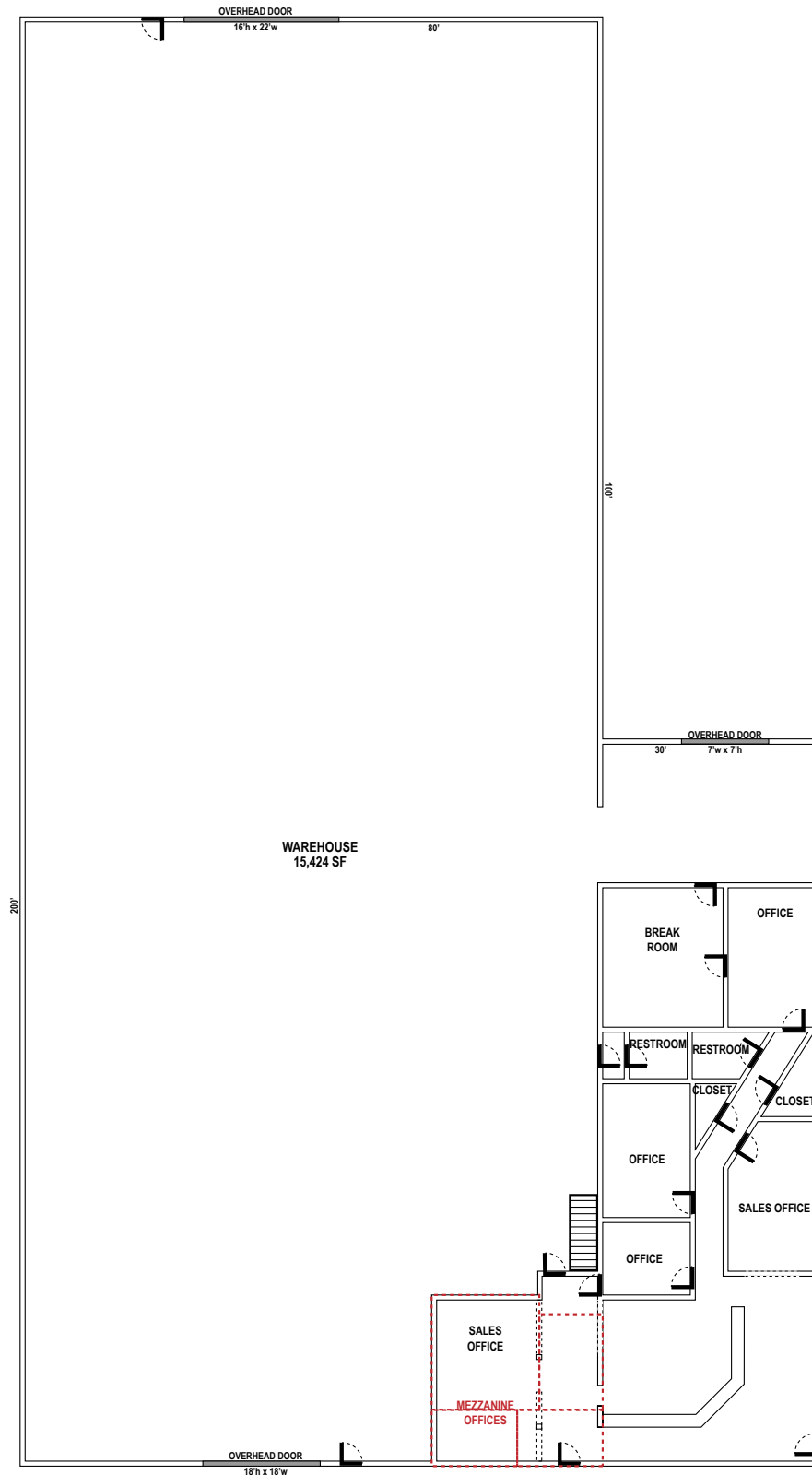
Your Property...Our PrioritySM

Keller Williams Realty Black Hills | 2401 West Main Street, Rapid City, SD 57702 | 605.343.7500 | www.RapidCityCommercial.com

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.

FLOOR PLAN

11835 Quaal Road, Black Hawk, SD 57718



Your Property...Our PrioritySM

Keller Williams Realty Black Hills | 2401 West Main Street, Rapid City, SD 57702 | 605.343.7500 | www.RapidCityCommercial.com

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.

PHOTOS

11835 Quaal Road, Black Hawk, SD 57718



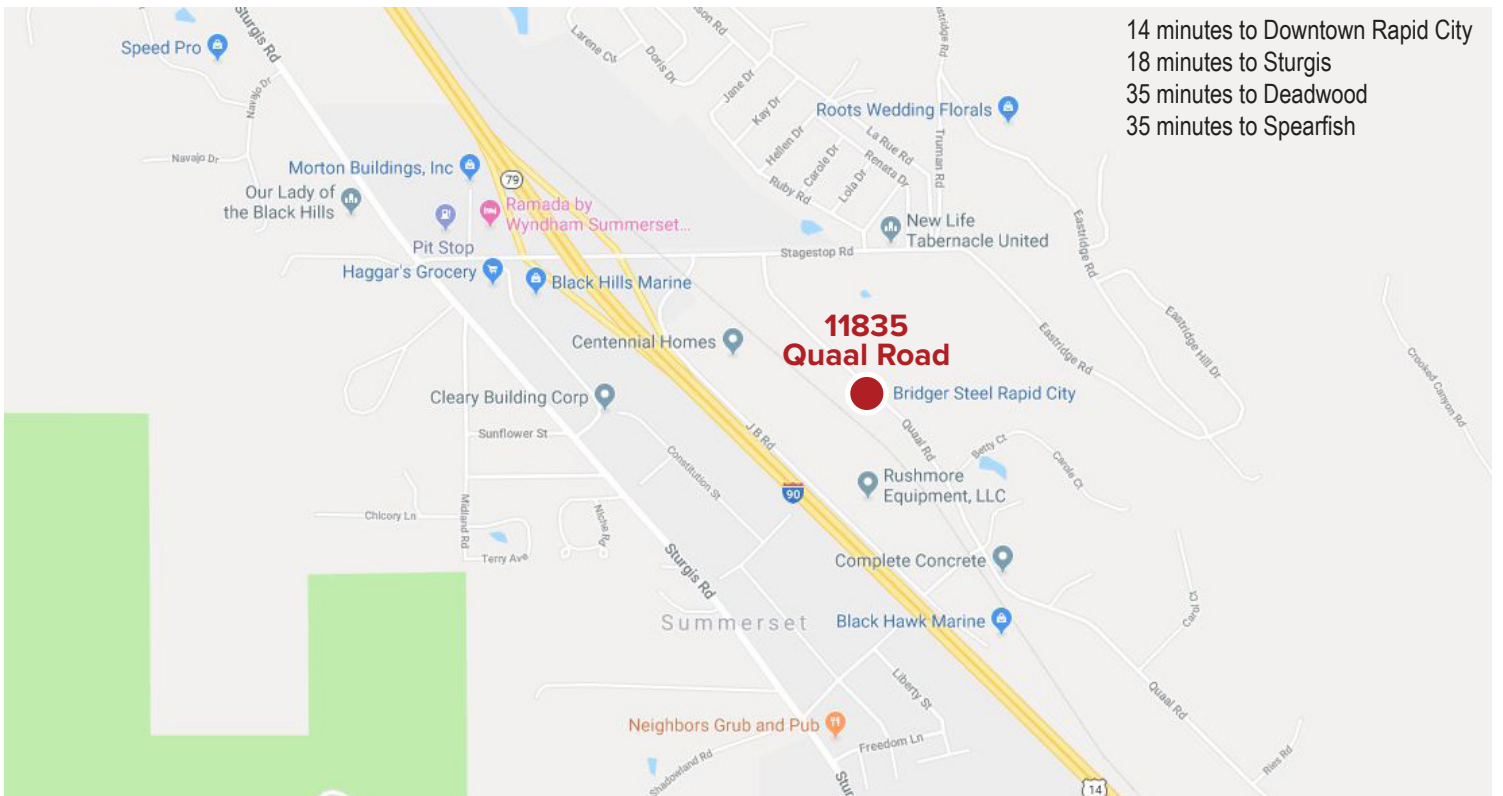
Your Property...Our PrioritySM

Keller Williams Realty Black Hills | 2401 West Main Street, Rapid City, SD 57702 | 605.343.7500 | www.RapidCityCommercial.com

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.

LOCATION

11835 Quaal Road, Black Hawk, SD 57718



Your Property...Our PrioritySM

Keller Williams Realty Black Hills | 2401 West Main Street, Rapid City, SD 57702 | 605.343.7500 | www.RapidCityCommercial.com

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.