

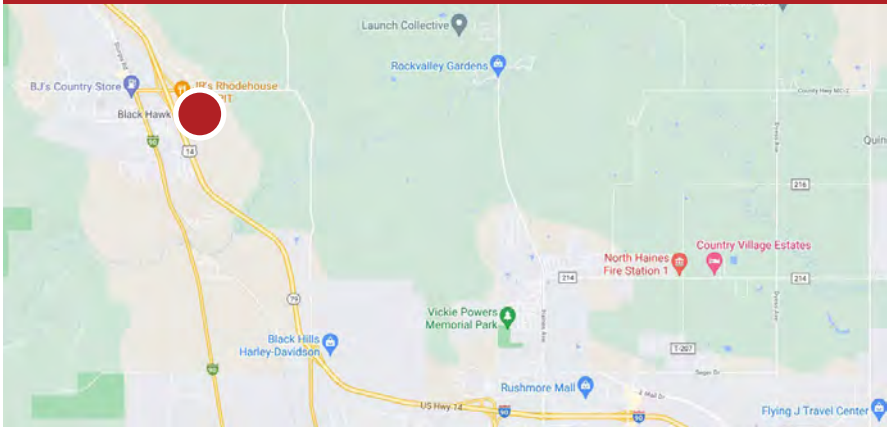
16,624 SF WAREHOUSE @ QUAAL RD & I-90

WAREHOUSE FOR LEASE

11835 Quaal Road, Black Hawk, SD 57718



3 OVERHEAD DOORS | 20' CEILING HEIGHT



Property Highlights

80' x 200' warehouse facility with 20' ceiling, 30'x40' workshop and breakroom area. Overhead doors at each end of the warehouse for drive-thru capability. Mezzanine offices overlooking warehouse floor. Concrete main driveway. Fenced outside storage. Visible from I-90 and less than 1 mile to I-90 Exit 48/Stagestop Rd. Bridger Steel to remain in sales office. If full building is needed, this may be an option.

Individual Units

Warehouse Size:	15,424 SF
Shop Size:	1,200 SF
Mezzanine Office:	576 SF
Highlights:	<ul style="list-style-type: none">• 80' x 200' clear span• 600 SF mezzanine office• 3 overhead doors - drive through capacity; 16'h x 22'w; 18'h x 18'w; 7'h x 7'w• 3-phase power, ceiling heaters• Outside storage

Base Lease Rate: \$6.25/SF/YR + NNN expenses & utilities



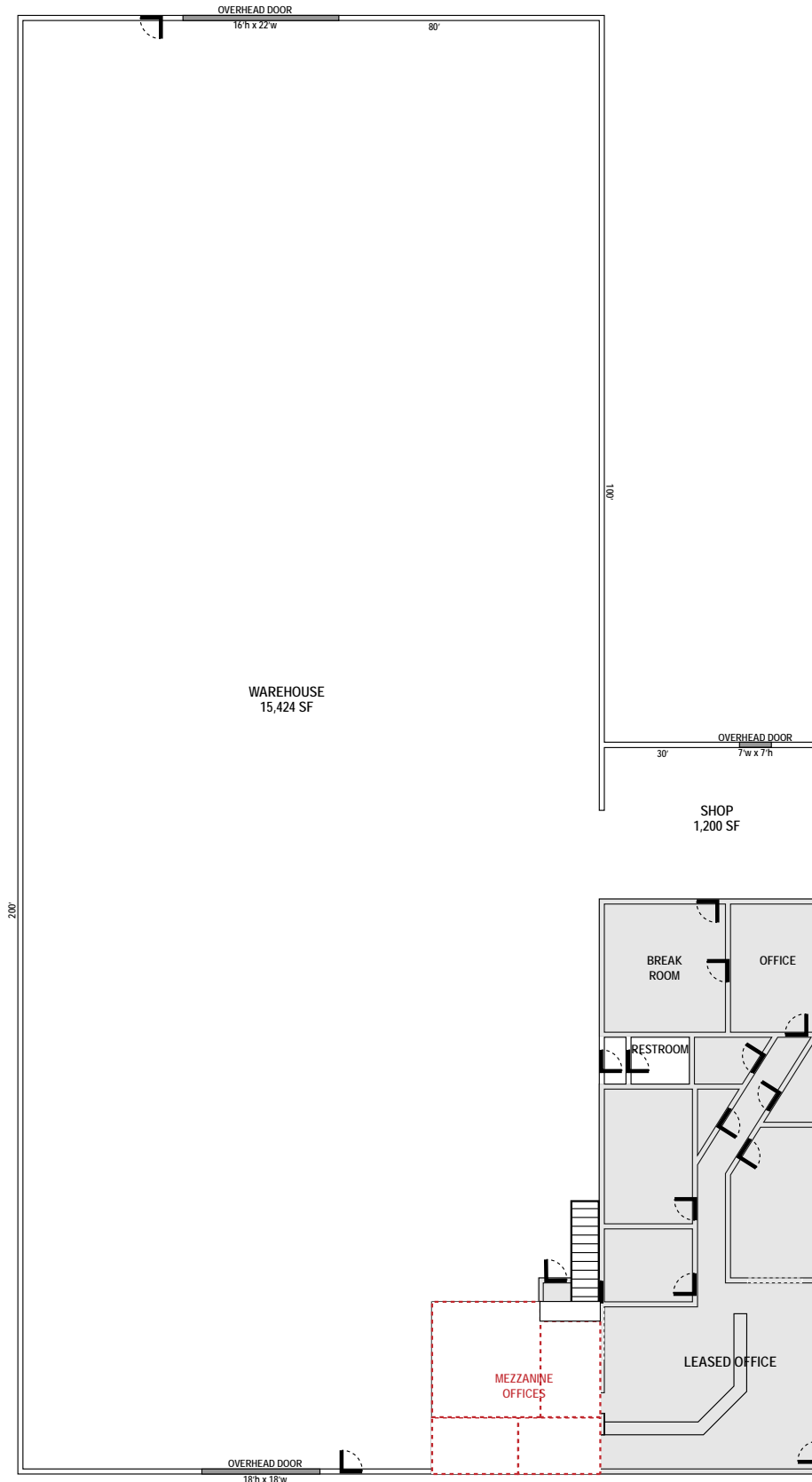
Exclusively listed by:
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Your Property...
Our PrioritySM

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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.

11835 QUAAL ROAD, BLACK HAWK, SD 57718 | FLOOR PLAN



* Not to scale



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