

Free TO PROFIT. Free TO PLAY.

45-acre Fully Developed Industrial Park

- All infrastructure in place
- City sewer, city water, and electrical utilities to the lot line
- All-weather hard-surfaced roads with curb & gutter
- Natural gas
- Electric, built-in redundancy
- T1 fiber optic redundant communications
- Largest firearms manufacturing cluster in SD

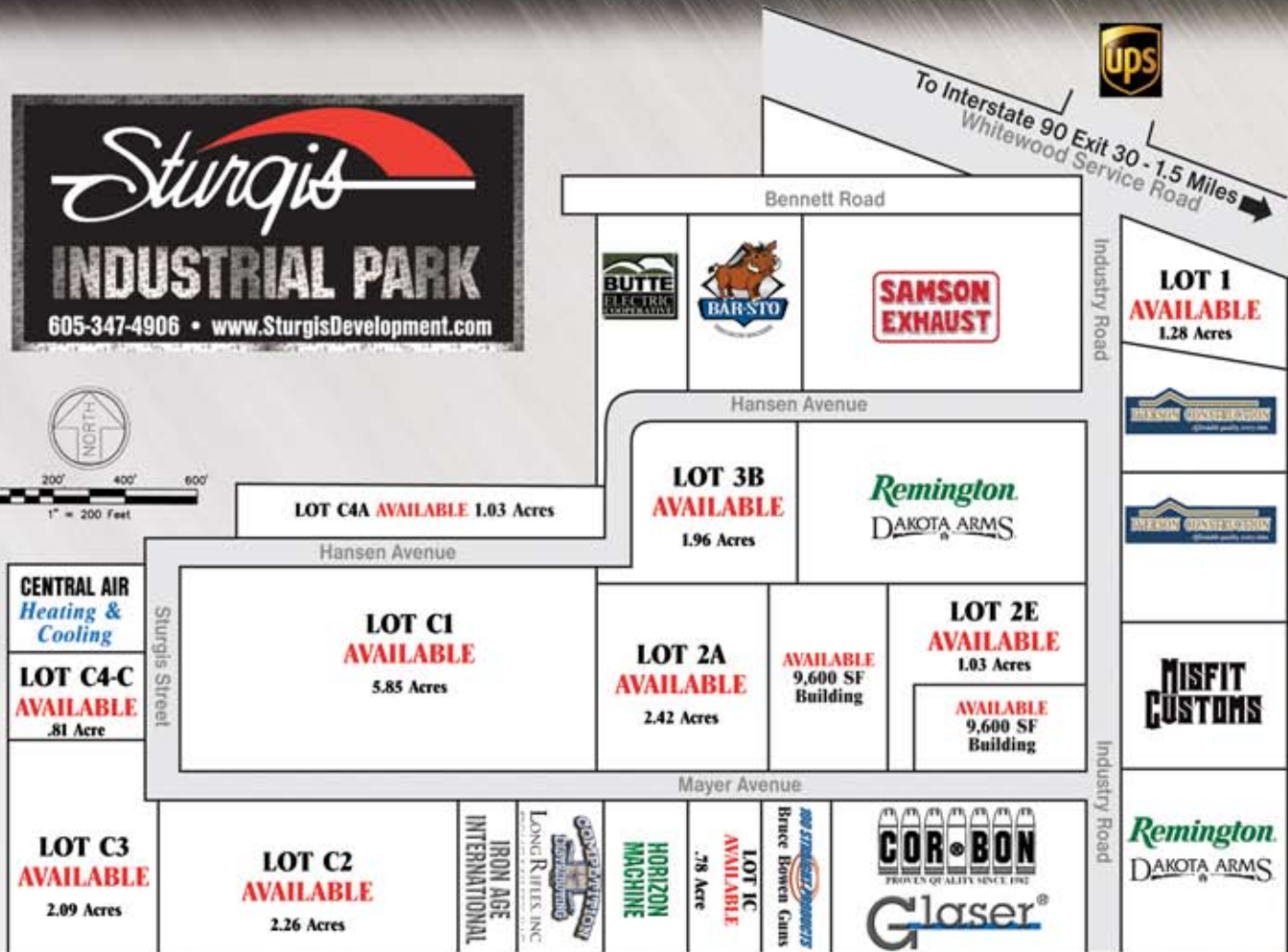
Rent, Lease & Purchase Options

Sites & Buildings Available

- 1-acre to 5.85-acre sites
- 7,500 sq. ft. on 1-acre (includes underground firing range)
- 9,600 sq. ft. on ~2-acres
- 9,600 sq. ft. duplex on ~2-acres
- 1,800 sq. ft. shop/residence on ~1-acre

Distribution

- I-90, Exit 30 - 1.5 miles
- UPS distribution facility - On-site
- Sturgis Municipal Airport - 7 miles
- Rapid City Regional Airport - 41 miles



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