

WAREHOUSE FOR LEASE | OVER 17,000 SF | CLOSE TO I-90 & ELLSWORTH

**640 Box Elder Road
Box Elder, SD 57719**

Property Highlights

Warehouse complex on the back side of Yesway Convenience Store at Box Elder Rd and West Gate Rd. Three sections with one overhead door to each. Close to I-90 westbound exit.

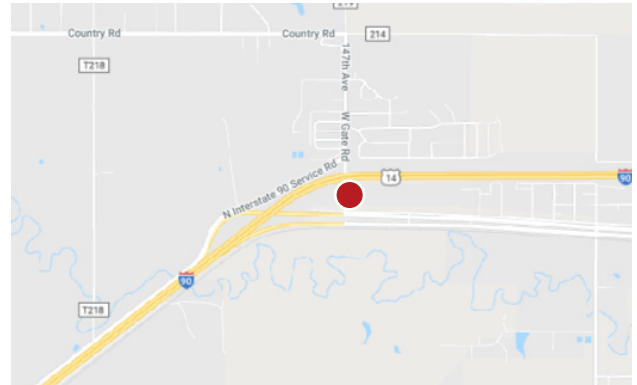
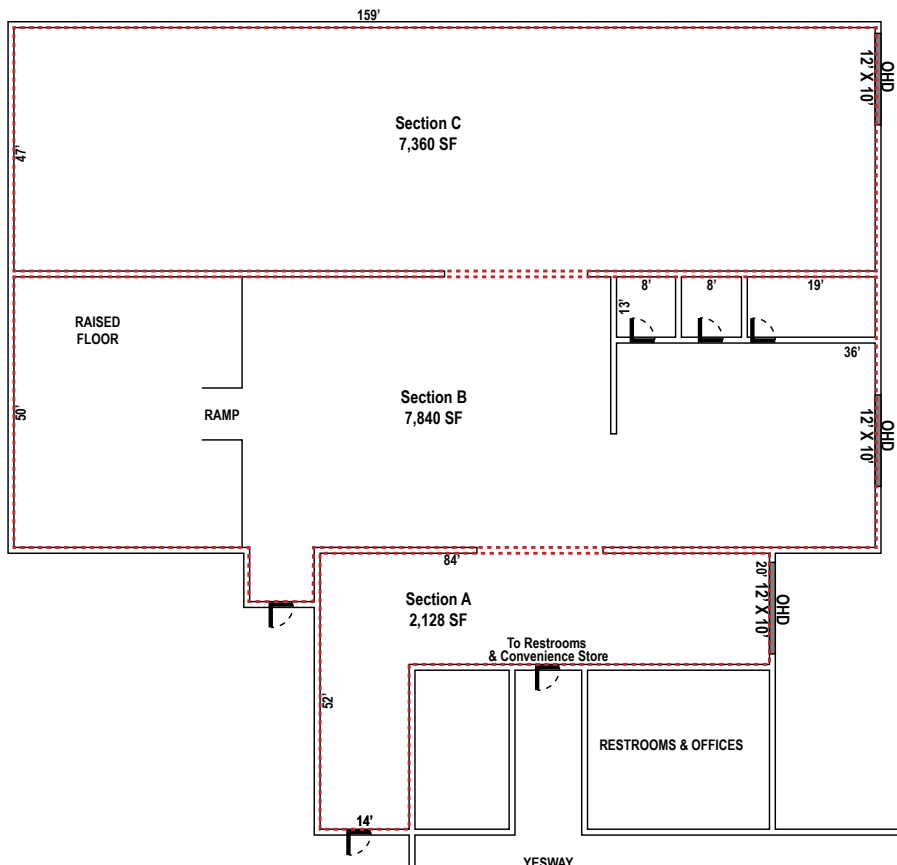
Section A: 16' ceiling height, 12' x 10' overhead door, heated, separate front entrance

Section B: 12' ceiling, 12' x 10' overhead door, heated with front entrance, raised floor on west side with ramp, 2 offices and storage room on east side

Section C: 12' ceiling, 12'x10' overhead door, cold storage

Total Space Size:	17,328 SF
Lease Rate (\$/SF/YR):	\$3.30
NNN/Utilities*:	\$1.50
Total \$/SF/YR:	\$4.80
Total Rent Per Month:	\$6,932

*Tenant responsible for any increase in taxes and insurance over the base year of 2020



Exclusively listed by:
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