

FOR LEASE

220 N Ellsworth Box Elder, SD



Updated October 2017

- Warehouse space is approximately 6,286 sq ft
- Office/Retail space is approximately 1,300 sq ft
- Large parking lot for possible equipment or vehicle sales
- Owner will modify space to meet your business needs
- Outside of Ellsworth AFB main gate
- High visibility from the military and family members
- Highest traffic road in Box Elder

Lease Information:

Base Rent: \$2,995/month

NNN: \$0.00

Tenant is responsible for Utilities



Chris Long

CCIM, Commercial Broker

chris@rapidcitycommercial.com

(605)-939-4489

2401 W. Main Street, Rapid City, SD | www.RapidCityCommercial.com

Address
220 N Ellsworth
Box Elder, SD

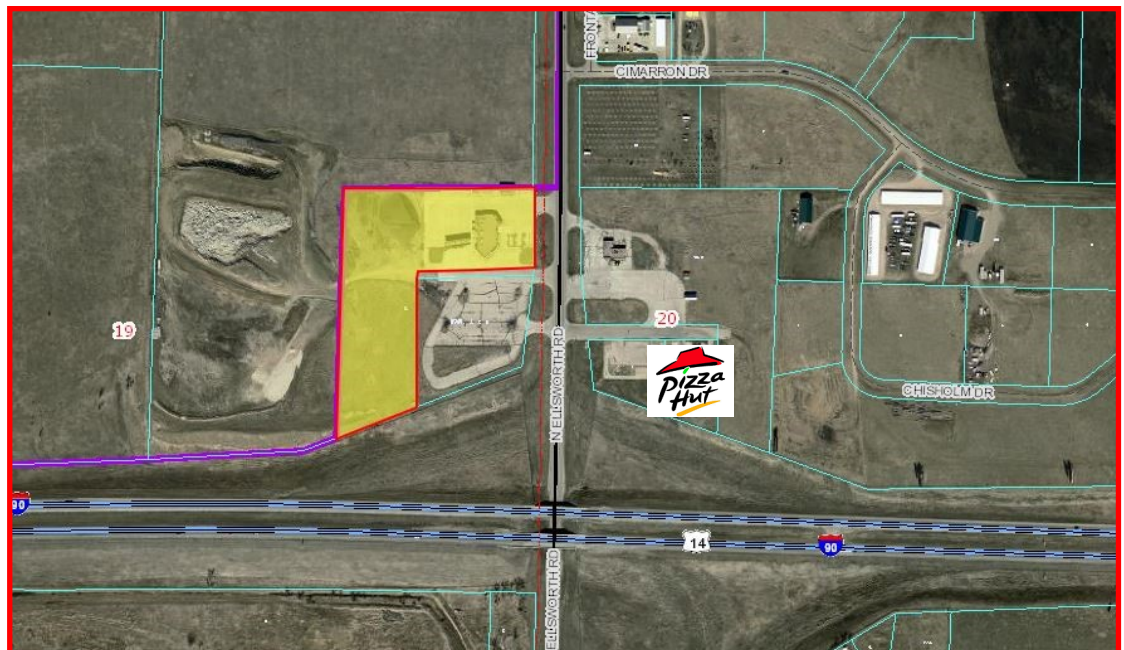
Zoned:
General Commercial

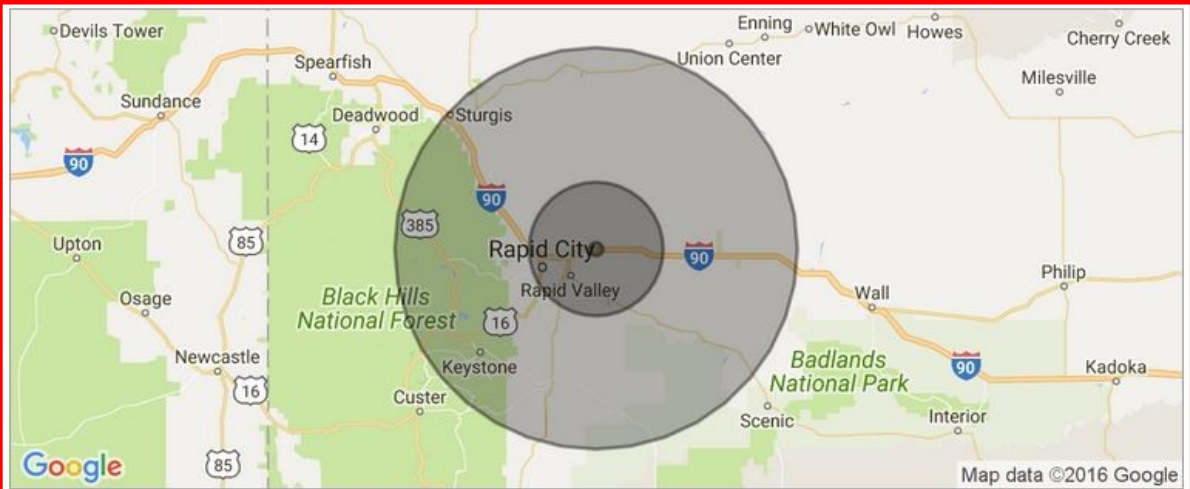


Commercial warehouse space uniquely located just south of Ellsworth AFB on a high traffic artery through Box Elder. The warehouse is approximately 6,286 sq ft and 1,300 sq ft of office/retail. The Large parking lot could accommodate vehicle/equipment sales. The owner is willing to modify the space to fit your business needs. There are certain limitations to the type of businesses that can operate from the space, which can be provided upon request.

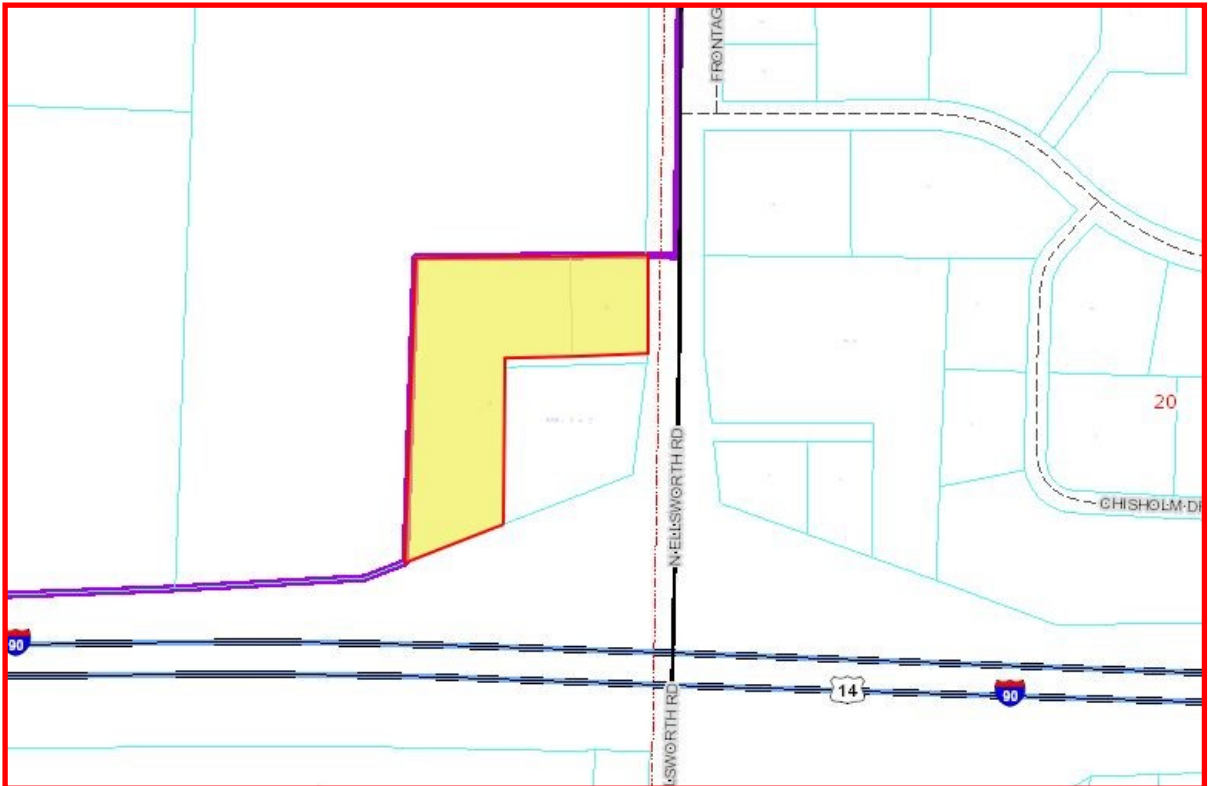
Other Great Features:

- The space is positioned on a 7 acre lot
- Off street concrete parking
- There is 7,586 sq ft of total leasable space
- Owner is willing to modify the space for your own business venture
- Overhead door can easily be added





POPULATION	1 MILE	10 MILES	30 MILES
TOTAL POPULATION	579	40,280	138,793
MEDIAN AGE	27.5	31.1	36.2
MEDIAN AGE (MALE)	27.4	30.1	34.9
MEDIAN AGE (FEMALE)	27.7	32.4	37.6
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
TOTAL HOUSEHOLDS	214	15,374	56,216
# OF PERSONS PER HH	2.7	2.6	2.5
AVERAGE HH INCOME	\$46,230	\$49,090	\$63,009
AVERAGE HOUSE VALUE	\$135,990	\$126,297	\$198,609

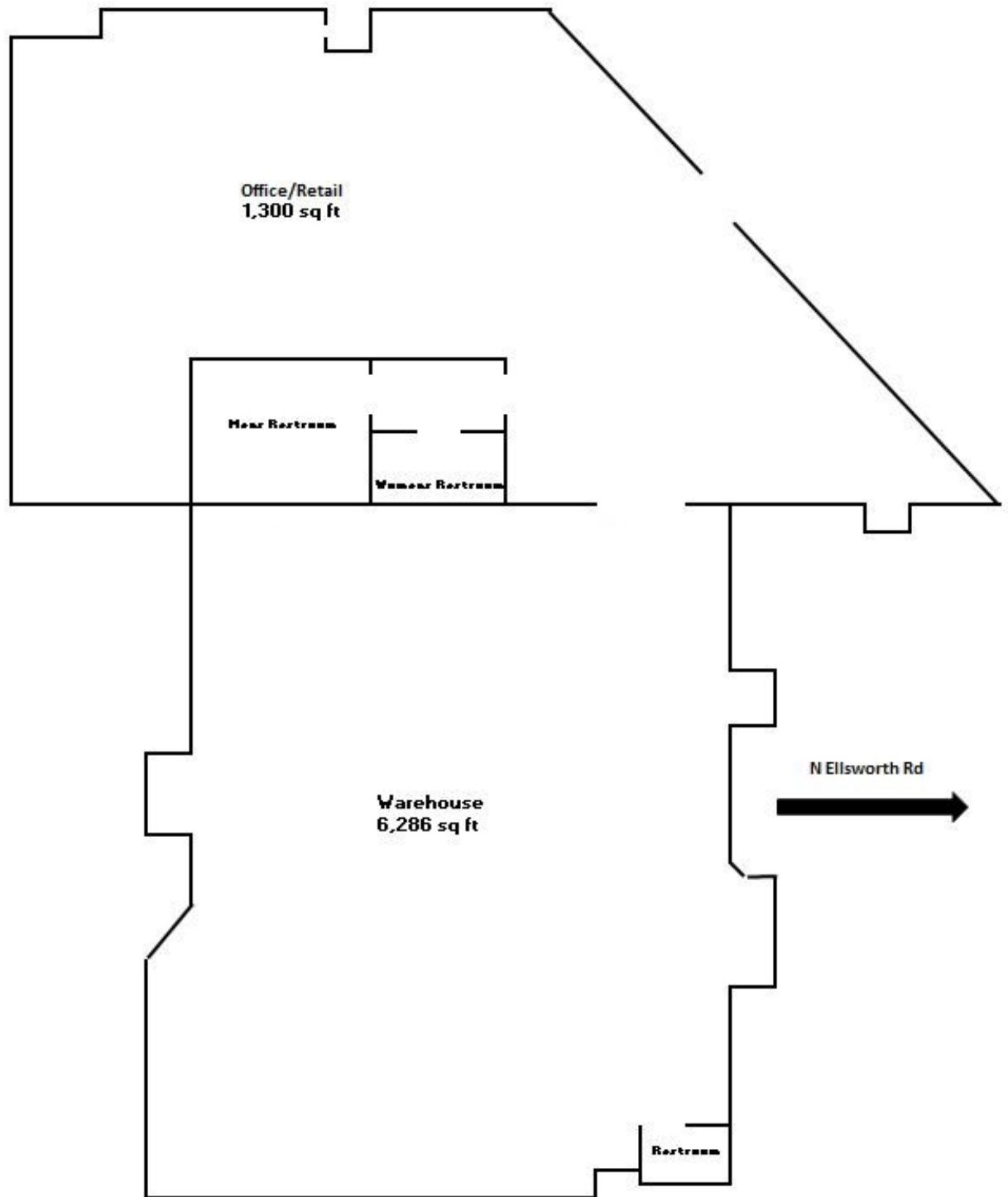


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Basic Outline of Layout

Not To Scale

220 N Ellsworth Box Elder, SD



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.

