



NEW CONSTRUCTION NEAR ELLSWORTH

475 VILLA DRIVE, SUITE 2
BOX ELDER, SD 57719

FOR LEASE \$16.00/SF/YR NNN



PROPERTY HIGHLIGHTS

- ▶ Only unit available! 2,181 SF suite with high traffic neighbors BarberHub and Pizza Hut
- ▶ New construction with modern/industrial finishes, 29' x 58' of open floor plan ideal for a retail user and adjacent large office/storage. Restroom in the back of the main space, and a restroom off of the office for employee use.
- ▶ Premium strip center next to Liberty Plaza development

LEASE INFORMATION

SQFT	2,181
BASE RENT	\$16.00/SF/YR
NNN	\$5.34 SF/YR
LEASE RATE	\$21.34/SF/YR
MONTHLY RENT	\$3,878.55



LOCATION OVERVIEW

Situated immediately south of the building is Liberty Plaza, a 110-acre mixed use project featuring a \$12.5 million physical training facility for airmen and national guard, 500 units of workforce housing, and 40 acres of opportunity zone employment centers.

2,181 SQFT

KW Commercial
Your Property—Our PrioritySM
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 605.335.8100 | www.RapidCityCommercial.com
 Keller Williams Realty Black Hills

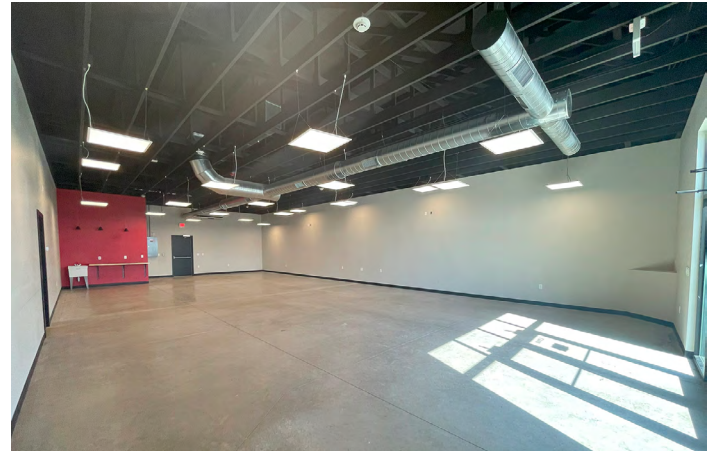
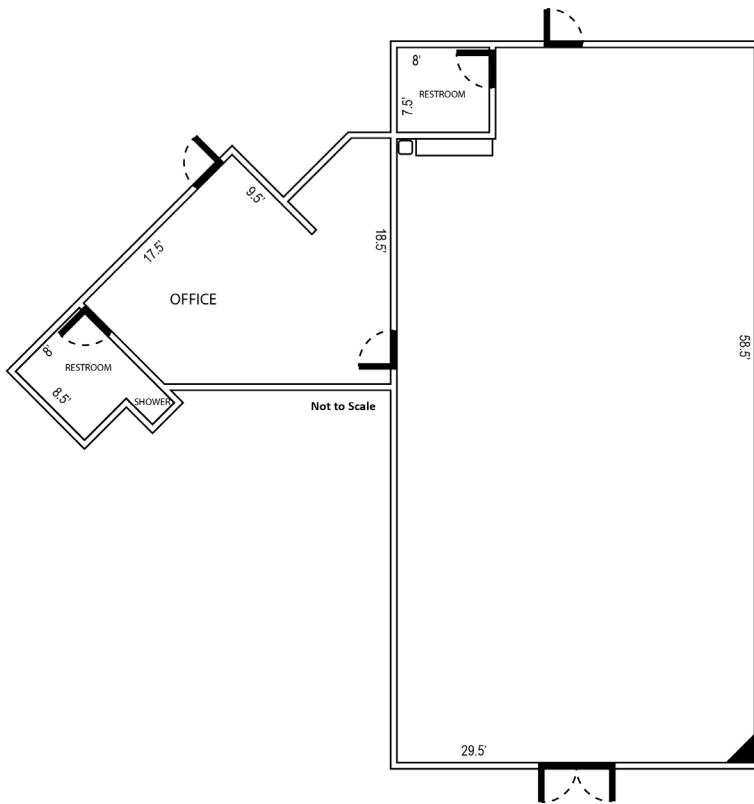
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Disclaimer: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

FLOOR PLAN & PHOTOS



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