RICE STREET WAREHOUSE – WEST BUILDING 2100 EAST RICE STREET SIOUX FALLS, SD

FOR LEASE FLEX SPACE – EAST RICE STREET

Real Estate Services

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We open doors.



PROPERTY FEATURES:

- 12,000 sq. ft.
- For Lease: \$5.50/sq. ft. NNN
- Flex building located along Rice Street near Interstate 229.
- New insulation and paneling.
- 20' sidewalls.
- One (1) 14' grade-level overhead door and one (1) 14' truck-height door.
- Forced-air natural gas Reznor heat.
- Ability to add office to front of building to meet tenant's needs.
- New roof in 2021.
- Fenced outdoor storage.
- Ability to double the size of the building.
- Easy access to Cliff Avenue and I-229.

For More Information, Please Contact:

REGGIE KUIPERS, SIOR reggie@benderco.com (605) 782-1663

> ROB FAGNAN, SIOR rob@benderco.com (605) 782-1672



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*Per Owner and/or County Assessor's Office. Lessee should verify independently. Information herein deemed reliable, but not guaranteed.

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