

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

Real Estate Services

**Bender**  
COMMERCIAL

**FOR LEASE**  
**FLEX SPACE – EAST RICE STREET**

*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:*

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