



Freezer/Cooler Warehouse For Sale or Lease

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2300 E Rice St
Sioux Falls, SD 57103

151,077 SF Available

- Over 15,000 pallet positions
- -10 Degrees freezer capability
- 14 blast freezer cells
- Rail Served
- Adjacent land for expansion needs

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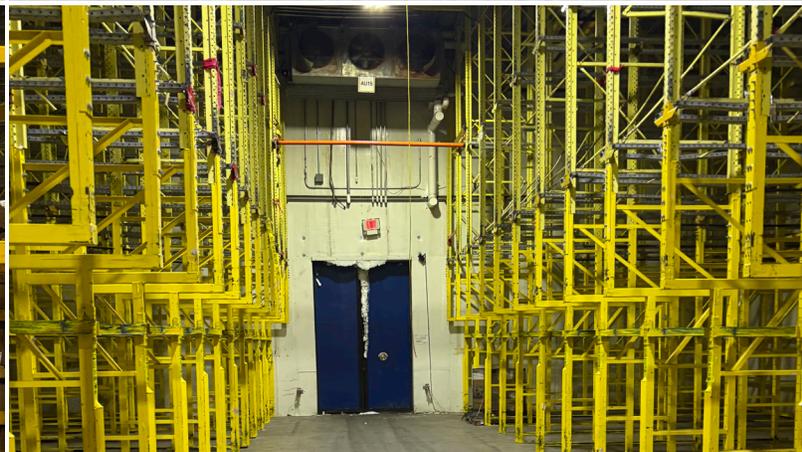
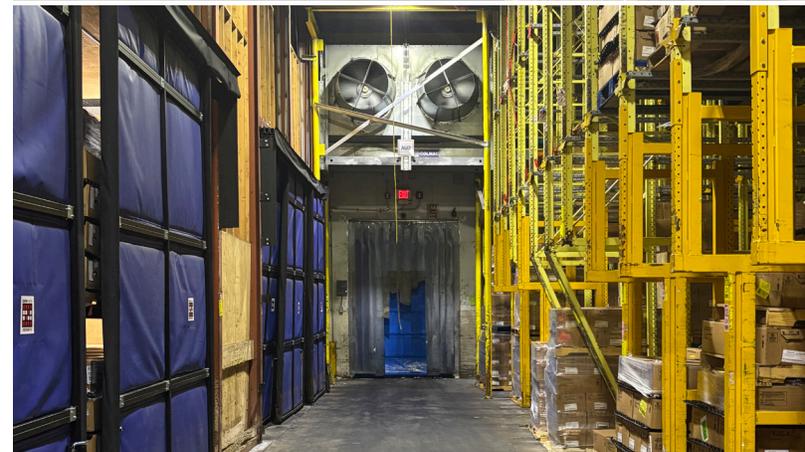
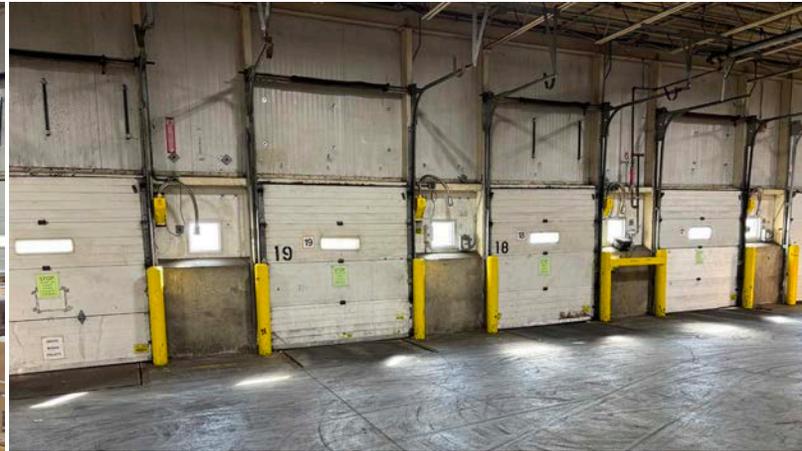
For Sale or Lease

Property Highlights

Address:	2300 E Rice St, Sioux Falls, SD 57103
PID:	24724
Building SF:	151,077 SF
Lot Size:	10.34 acres
Year Built:	1972, Renovated in 1998
Loading:	22 Dock Doors 3 Rail Dock Doors
Clear Height:	23.5' - 25' clear heights in warehouse
Construction:	Steel & Masonry
Parking:	60 Surface Spaces
Lighting:	Office: Fluorescent & Incandescent Warehouse: Sodium Vapor
Sprinkler:	Fully Sprinkled <ul style="list-style-type: none">Freezer/Cooler: Dry SystemsNon-Refrigerated Areas: Wet System
Column Spacing:	20' x 40'
Power:	3,000 amps, 480/277-volt
Rail:	Ellis & Eastern shortline (interchanges with BNSF)
2024 Taxes:	\$98,364
Lease Rate:	\$10.50/SF NNN
Sale Price:	Negotiable

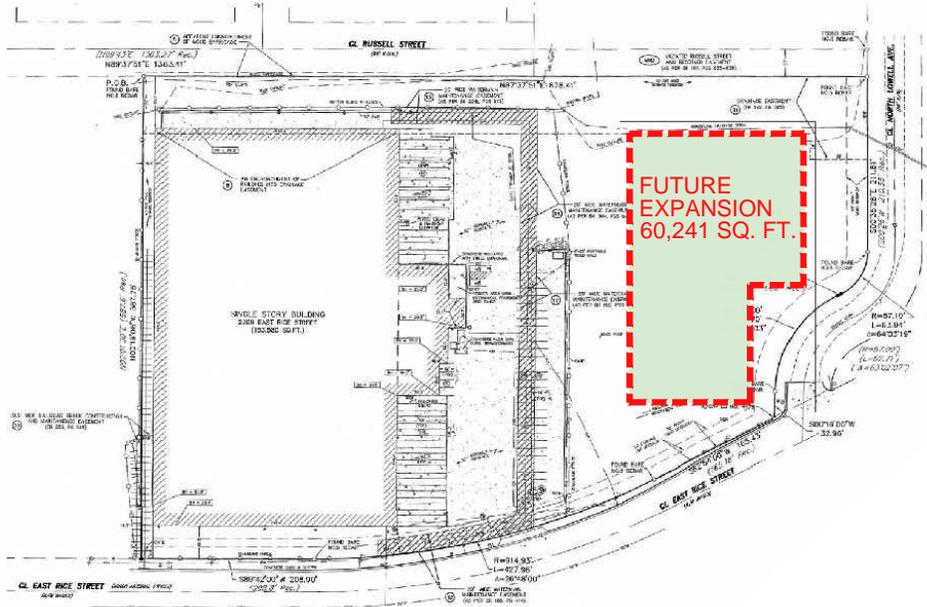


Property Photos

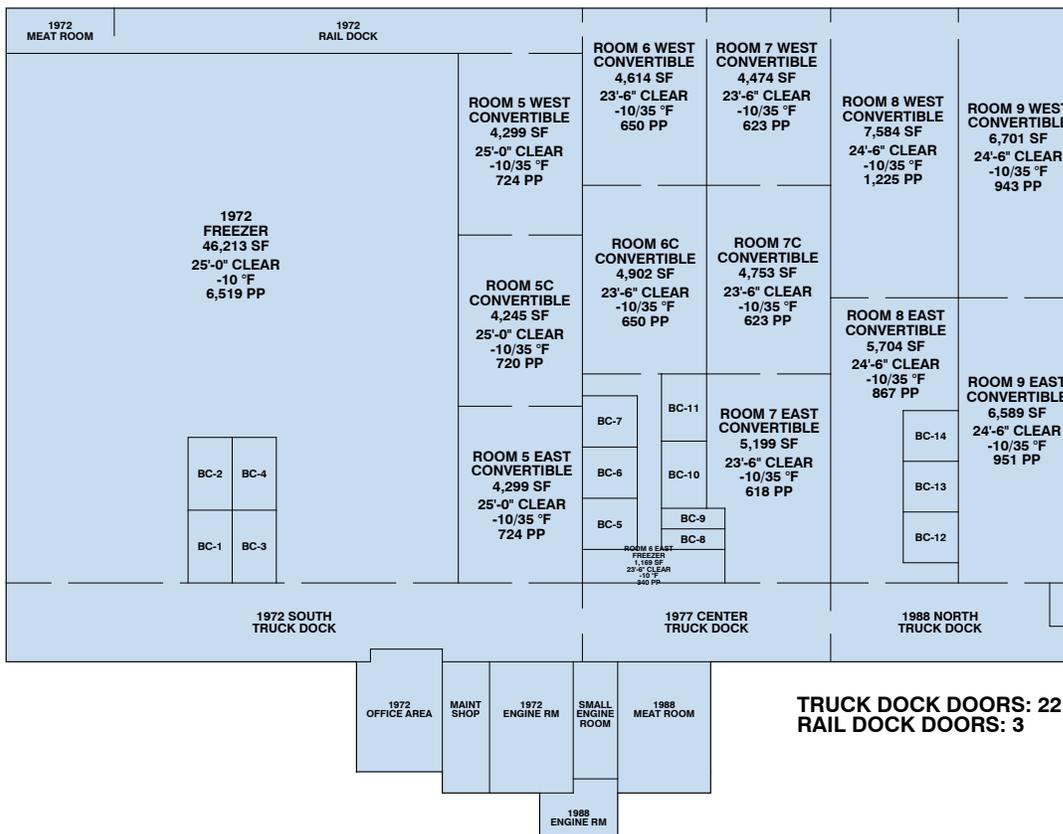


Property Plans

Site Survey

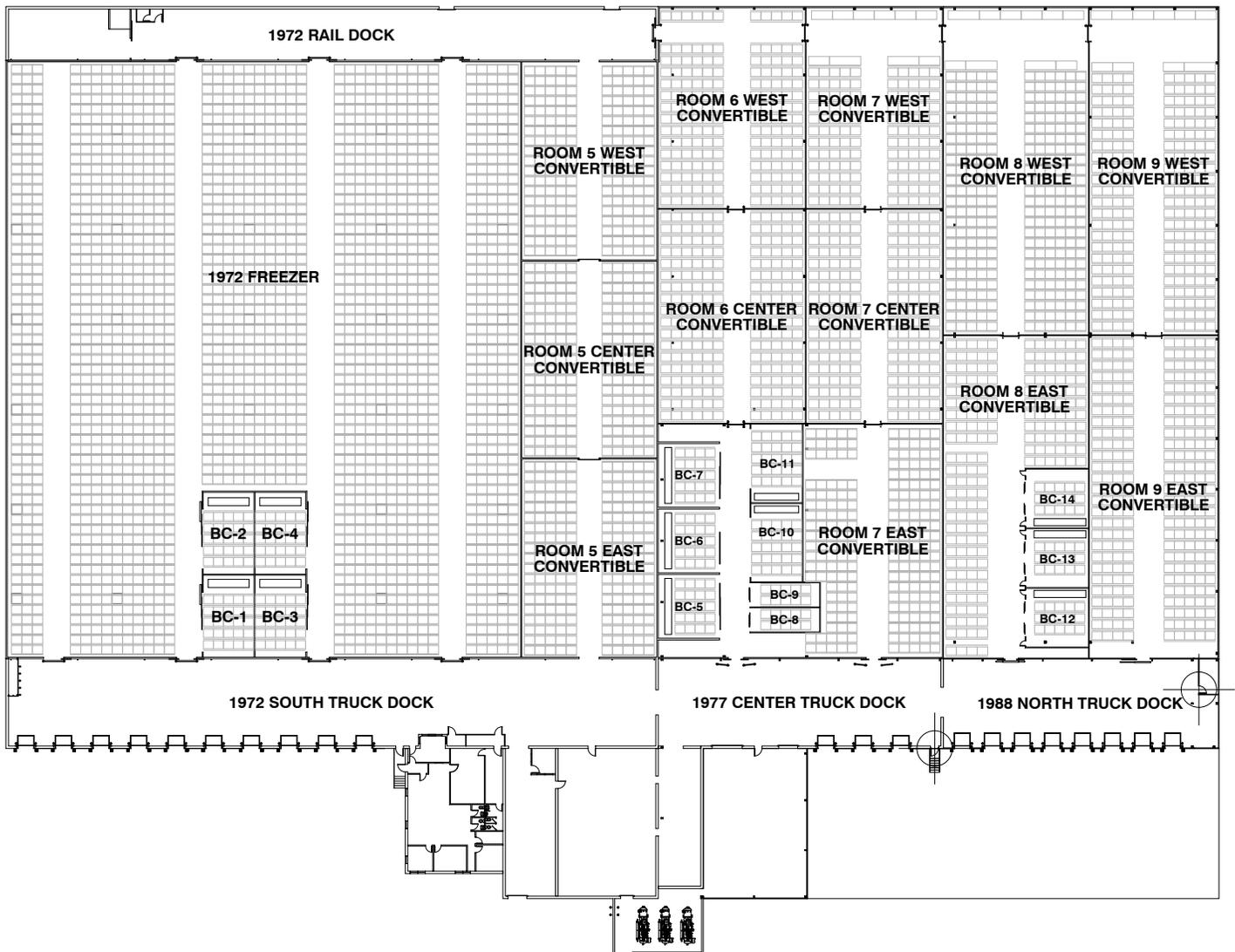


Floor Plan



Property Plans

Floor Plan with Racking



Location Overview

Minnehaha County



Population

214,449 - Cnty (2025)
215,664 - Sioux Falls (2025)



Workforce

66% of population
between ages 19-75



Median
Household
Income

\$78,102 (2025)



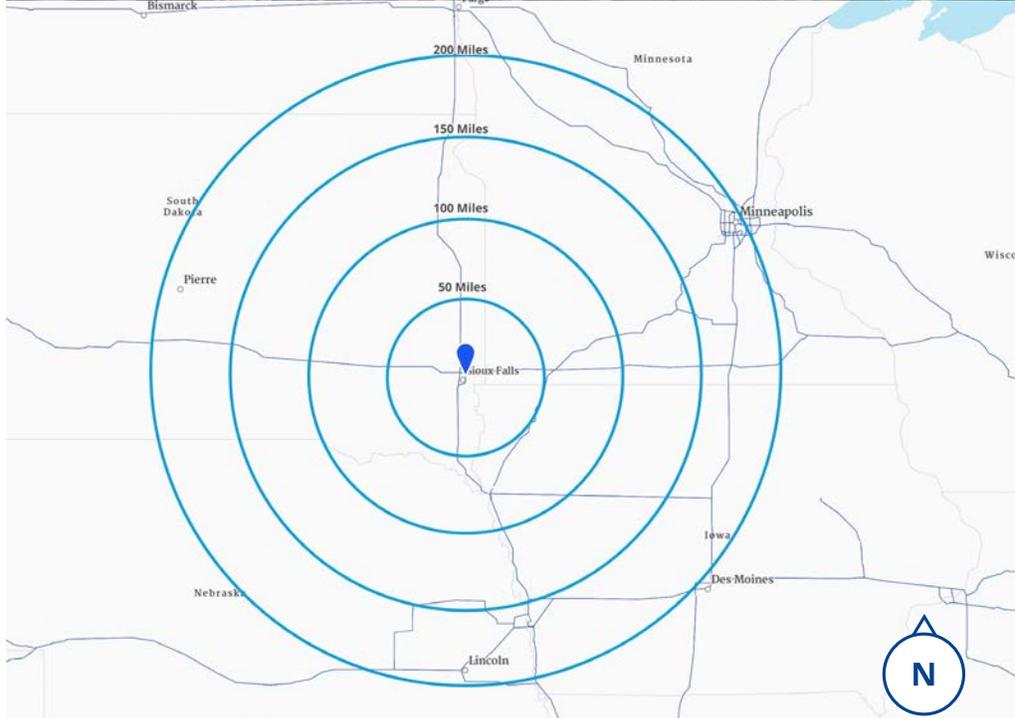
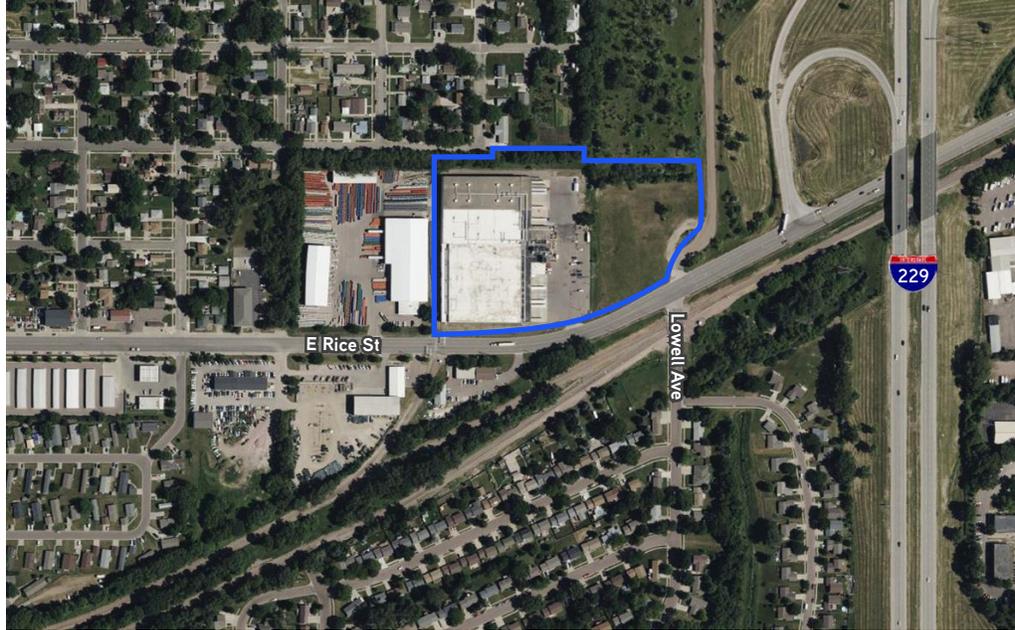
Businesses

9,026 (2025)

Web Links

[Minnehaha County](#)

[Sioux Falls, SD](#)



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