



Freezer/Cooler Warehouse For Lease

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2300 E Rice St
Sioux Falls, SD 57103

151,077 SF Available For Lease

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

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Accelerating success.

For 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
• Freezer/Cooler: Dry Systems
• Non-Refrigerated Areas: Wet System

Column Spacing: 20' x 40'

Power: 3,000 amps, 480/277-volt

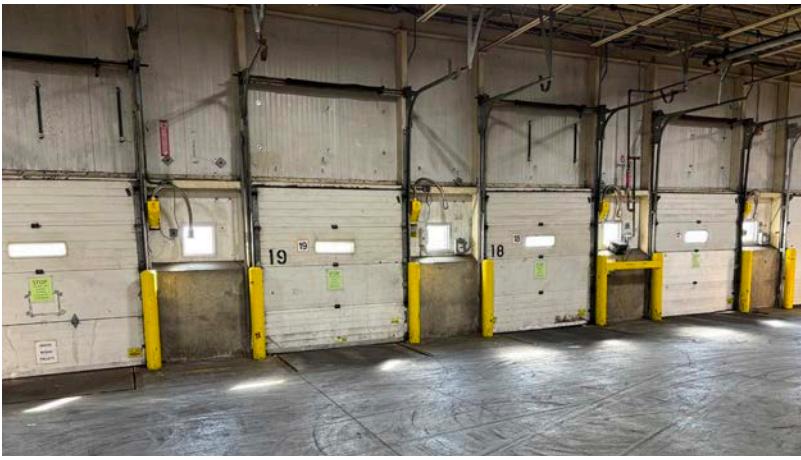
Rail: Ellis & Eastern shortline (interchanges with BNSF)

2024 Taxes: \$98,364

Lease Rate: \$10.50/SF NNN

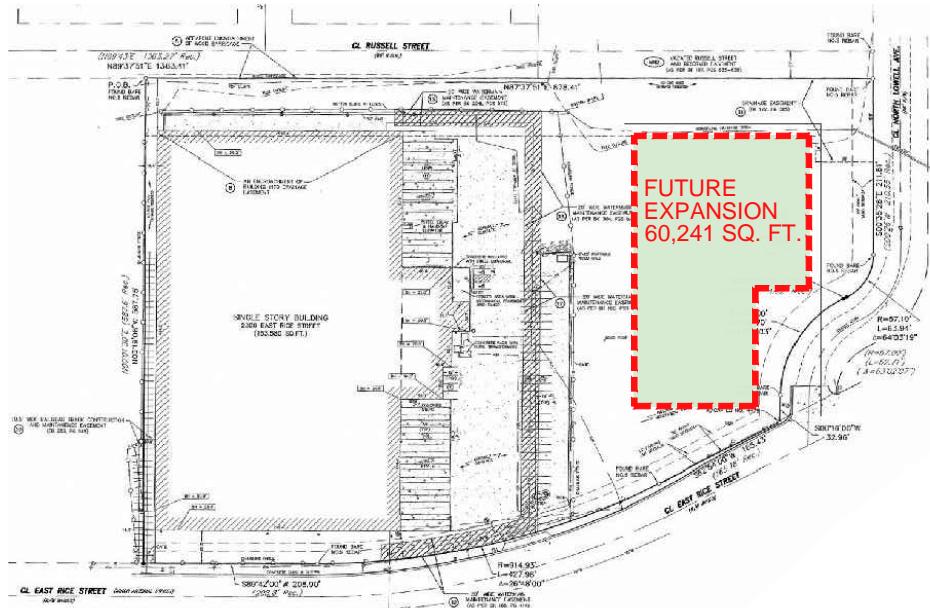


Property Photos

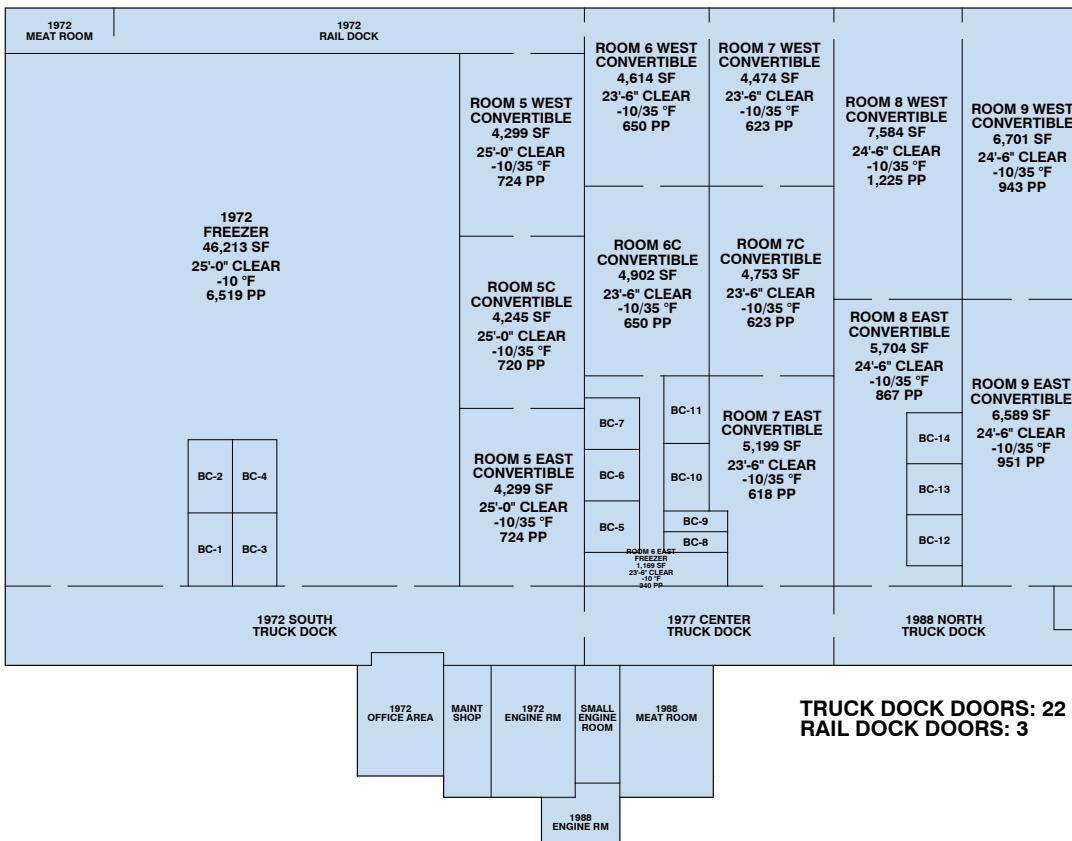


Property Plans

Site Survey

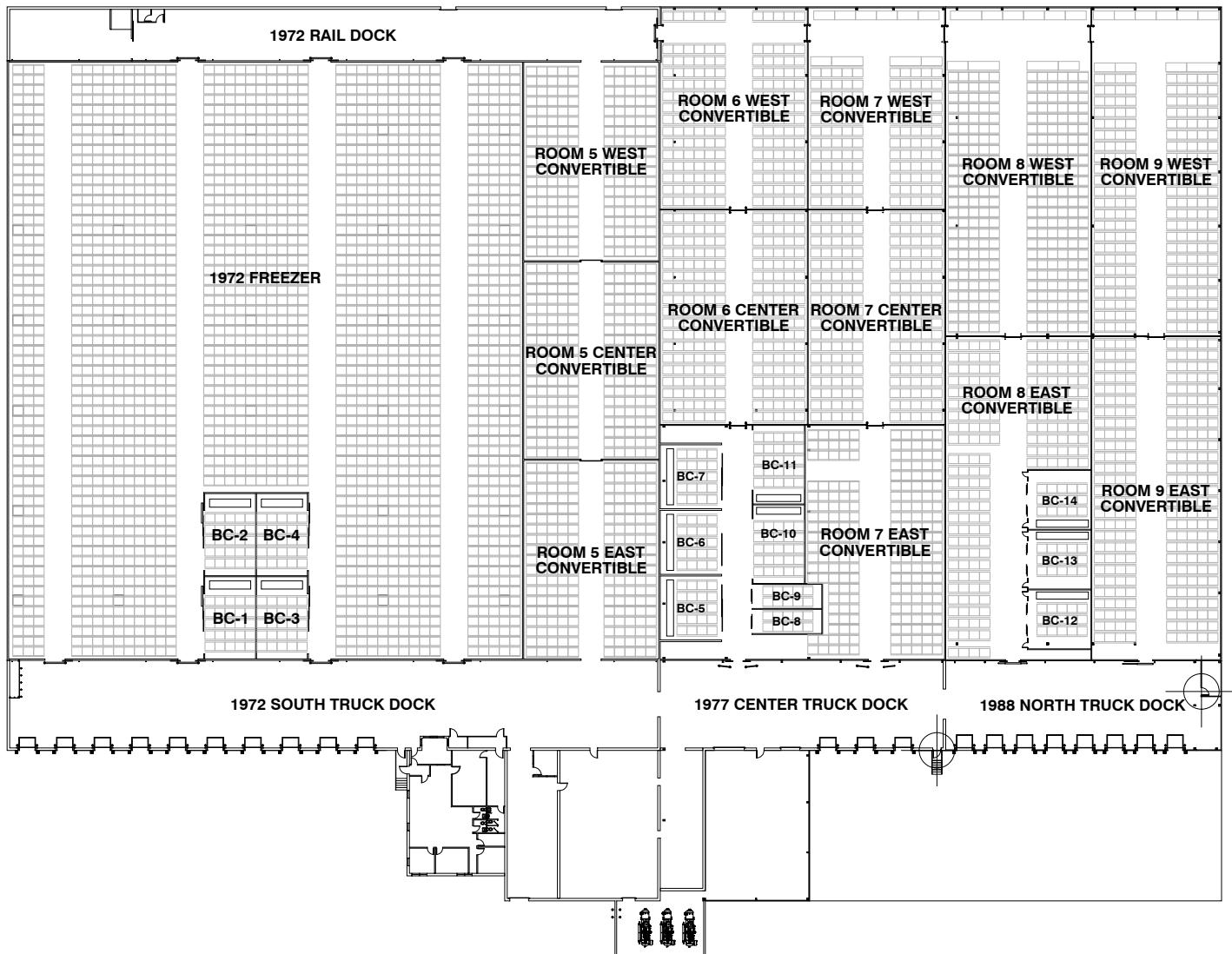


Floor Plan



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



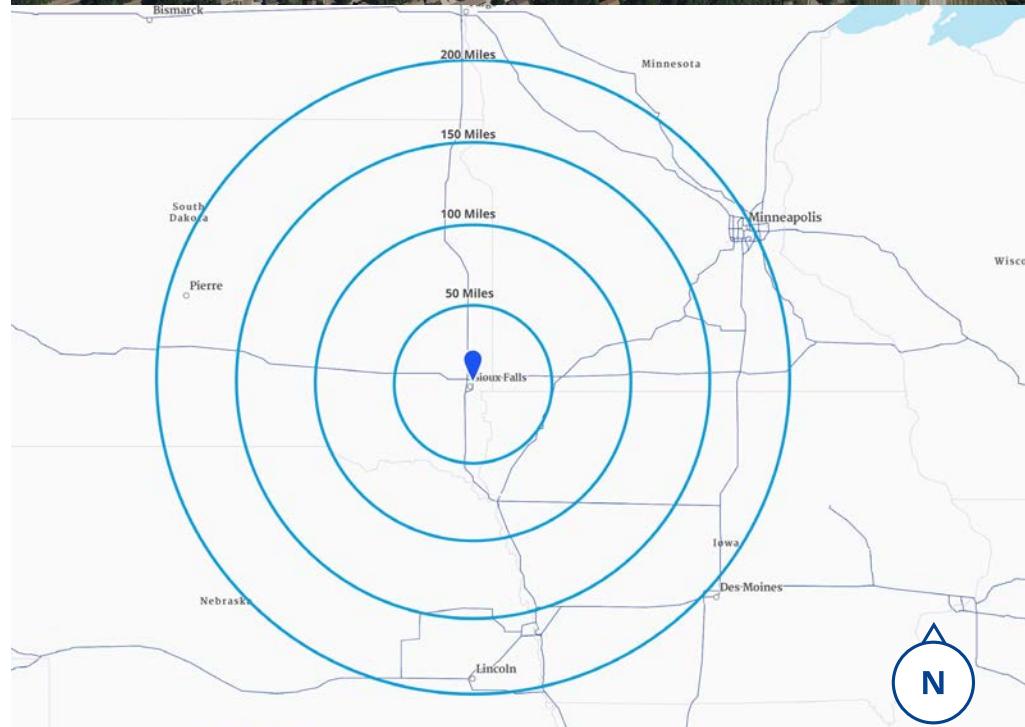
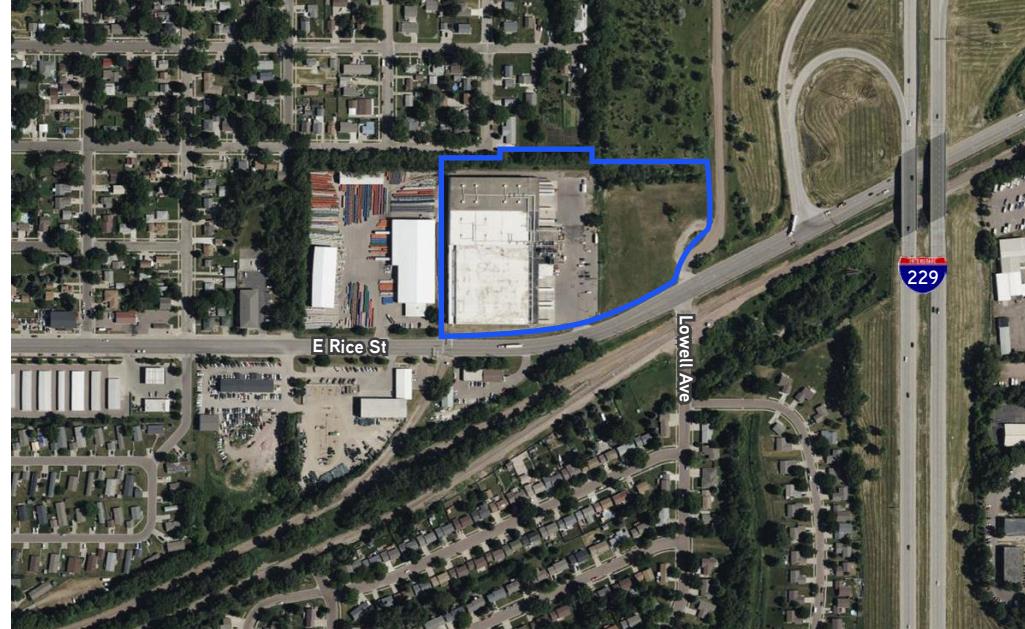
Median
Household
Income

\$78,102 (2025)



Businesses

9,026 (2025)



Web Links

[Minnehaha County](#)
[Sioux Falls, SD](#)

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