

For Lease

Office & Industrial Space
Lease Rate: \$6.30/ sq. ft. NN



Ollerich Building

2301 E. Rice Street, Sioux Falls, SD 57104

Property Features

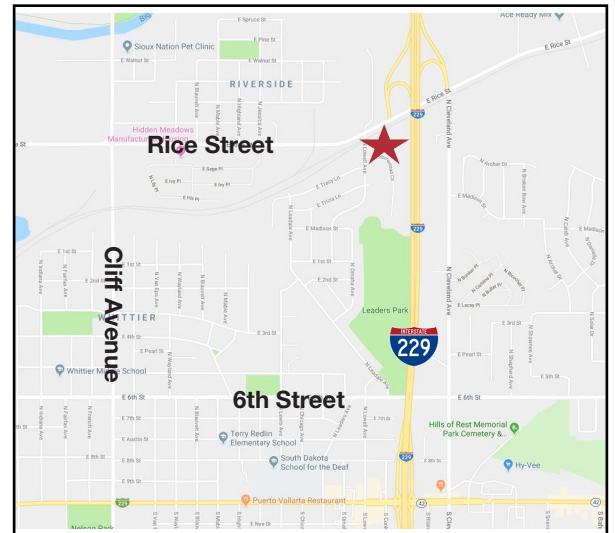
- Total building size 4,776 sq. ft.
 - Office 2,376 sq. ft.
 - Shop 2,400 sq. ft.
 - Year built: 1974
- Lot size: 1.57 acres (68,389 sq. ft.)

Pricing

- Lease rate: \$6.30/ sq. ft. NN (double net includes taxes & insurance)
- Estimated NN (double net): \$2.00/ sq. ft.
- 2017 Real Estate Taxes: \$8,617.32

Location

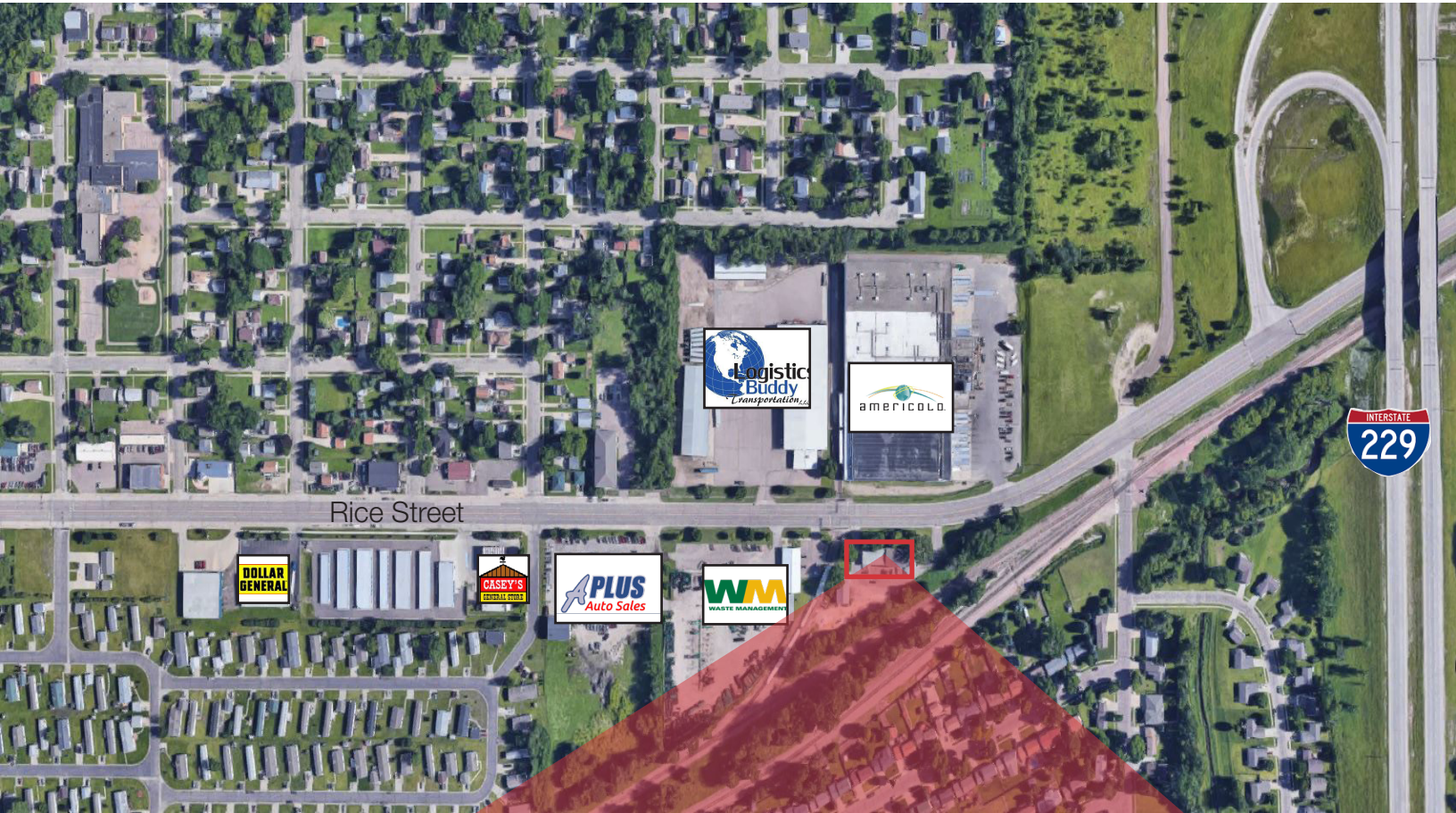
- Located just west of I-229 on Rice Street
- Area neighbors include: Waste Management, Americold Logistics, Logistics Buddy Transportation, Dollar General, A Plus Auto Sales, Casey's General Store, Sioux Merchant Patrol, Inc.



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