

FOR LEASE



INTERCHANGE BUSINESS PARK

5501 N. INTERCHANGE AVE | SIOUX FALLS, SD, 57107





PROPERTY HIGHLIGHTS

- **EASY ACCESS**

I-90 and I-229 (0.75 miles)

- **DOCK & OVERHEAD DOORS**

For each warehouse suite

- **HEIGHT**

24-26' eave heights with 20.5' clear interior height

- **SUITE SPACE FLEXIBILITY**

- **0.75 MILES TO INTERSTATE 90**

Easy access to major highway



PHASES



PHASE I - 20,000 TOTAL SF

Rice Companies office and warehouse: 10,000 SF

Two office/warehouse suites available for lease:

- Suite 2: 5,000 SF available now
- Suite 3: 5,000 SF available now



PROPERTY DETAILS

ZONING	Light Industrial
CONSTRUCTION	Butler pre-engineered steel building with modern exterior features
COLUMN SPACING	50' bay spacing
BAY SIZE	5,000 - 100' deep x 50' width SF MIN.
FLOOR	6" concrete warehouse floor
CEILING HEIGHT	20.5' clear ceiling height
DRIVE-IN DOORS	1 drive-in & 1 dock door per suite 14' x 14' drive in and 9'W x 10'H dock door
PARKING	Accommodating semi-truck access along with employee & visitor parking respectively
HEATING	Unit heaters
FIRE SUPPRESSION	Fire sprinkler per code throughout warehouse & per tenant space
LIGHTING	LED Lighting throughout warehouse
POWER	3-phase for tenant services
SEWER	6" sewer main for tenant services
WATER	2" domestic water line for tenant services





STRATEGIC LOCATION



FOR MORE INFORMATION



CONTACT US

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SUITE TWO
Signage

SUITE THREE
Signage

