

# 49 DOOR CROSS-DOCK ON 6.2± ACRES FOR SUBLEASE

2901 W 7th, Sioux Falls, SD 57104



**Lease Ends 10/31/2026**  
**Up to 6 year term available**

## PROPERTY DETAILS

22,512± SF TERMINAL:

- 19,992± SF dock
- 49 loading positions
- 2,520± SF office

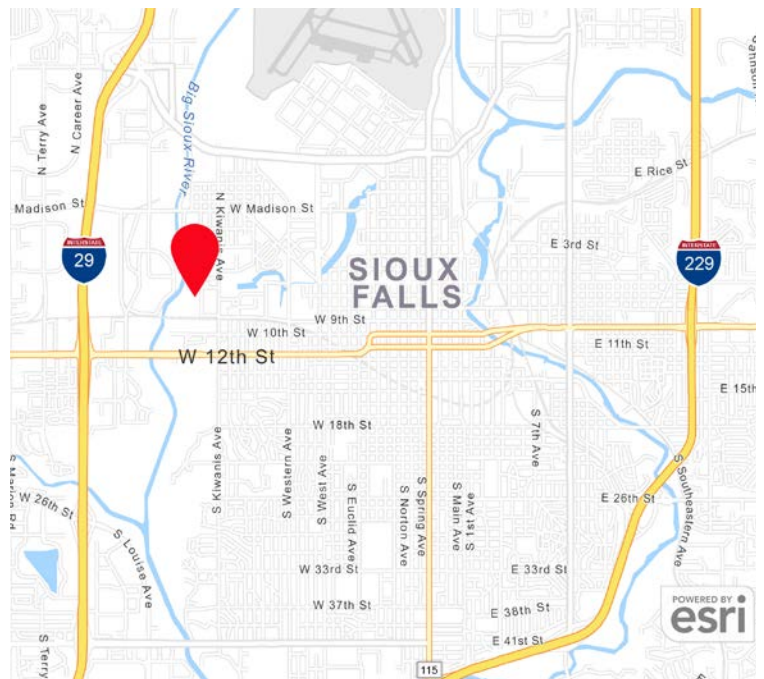
6.0± ACRE SITE:

- Stone yard
- Fenced & lit yard
- WM-2 zoning ([view code](#))



## LOCATION HIGHLIGHTS

Located 0.6± miles from I-29B, 2± miles from I-29, 4± miles from I-229, and 5.5± miles from I-90.



**Burr & Temkin**  
Transportation Real Estate Specialists Since 1983

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This statement is based upon information we believe to be correct and is obtained from sources we regard as reliable, but we assume no liability for errors or omissions therein.

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