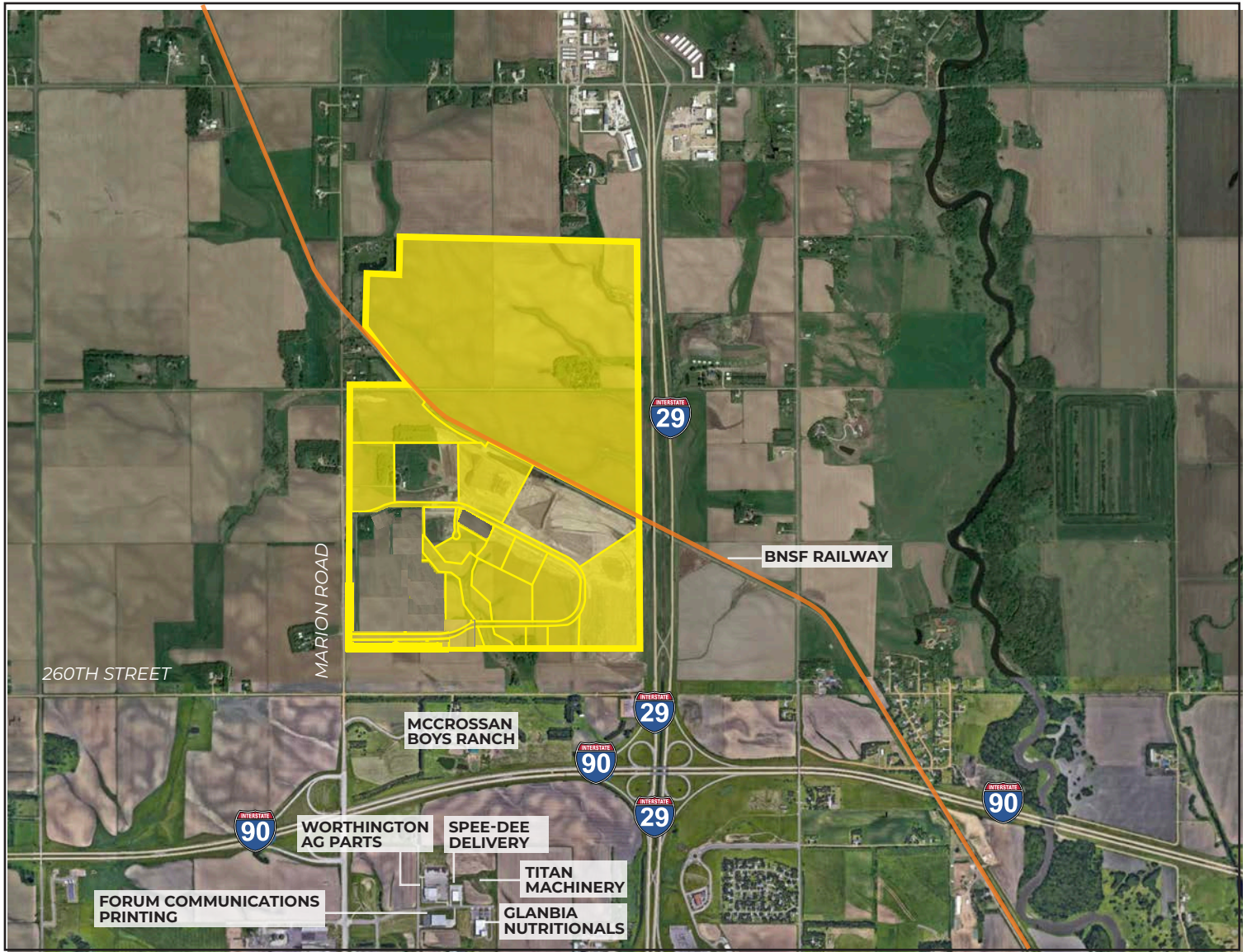


FOUNDATION PARK

Sioux Falls, South Dakota



PROPERTY FEATURES

- BNSF Class I rail site
- Zoned I-2
- All utilities to site
- On-site detention (BMP) required
- Megasite - up to 390 acres available
- BNSF Certified Site
- Xcel Energy Certified Site
- Subdividable or combined
- Existing tenants: Win Chill Cold Storage, Dakota Carriers, Nordica Warehouses
- 117 acres of available rail access

PRICING

- Rail Access – Starting at \$3.50 psf
- Non-Rail Access – Starting at \$3.00 psf

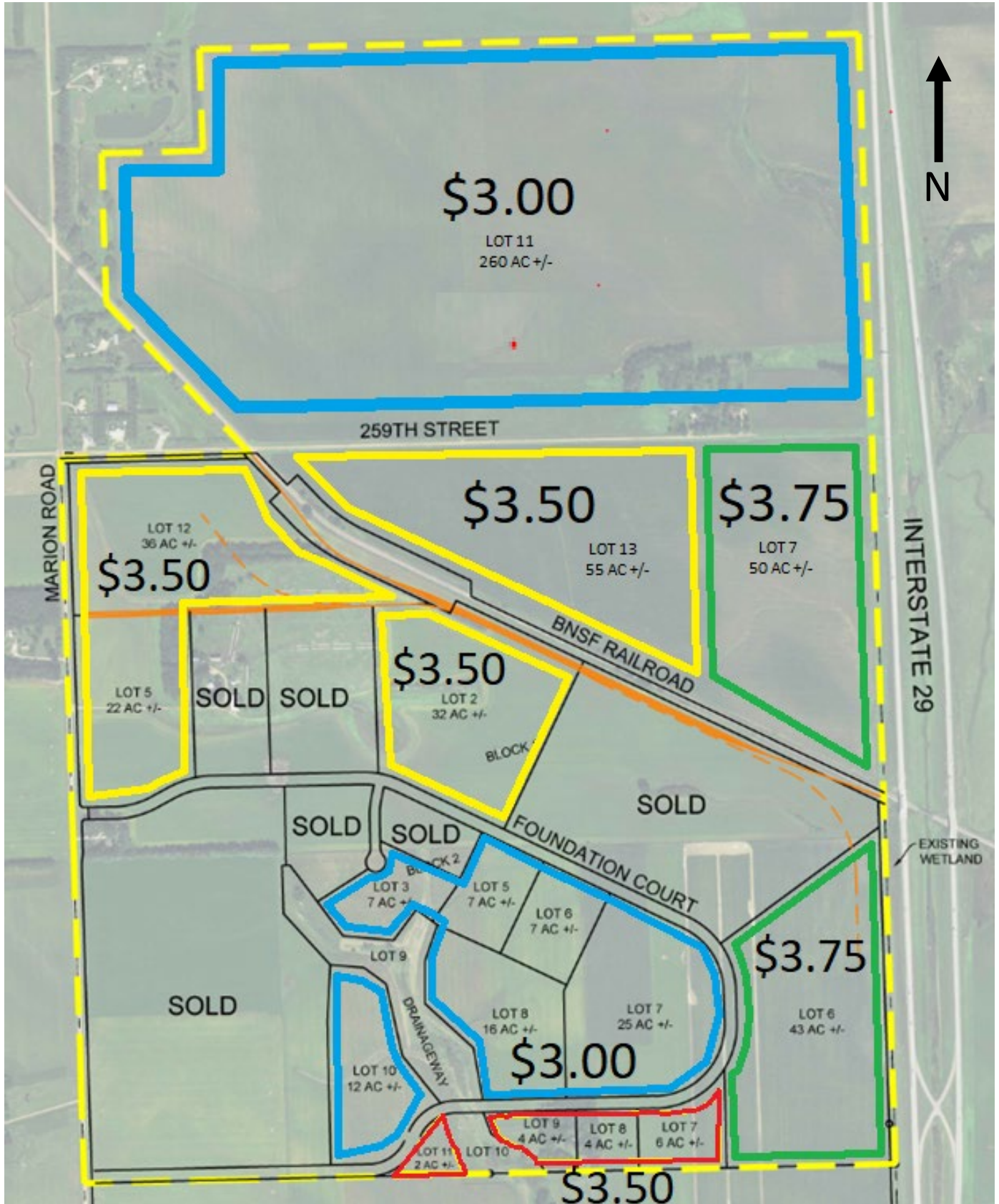
LOCATION

- Located at intersection of I-29 & I-90
- Minutes from Sioux Falls Regional Airport (FSD)
- ~20,000 total traffic volume per day

FOR MORE INFORMATION CALL 605-223-1066

FOUNDATION PARK

Sioux Falls, South Dakota



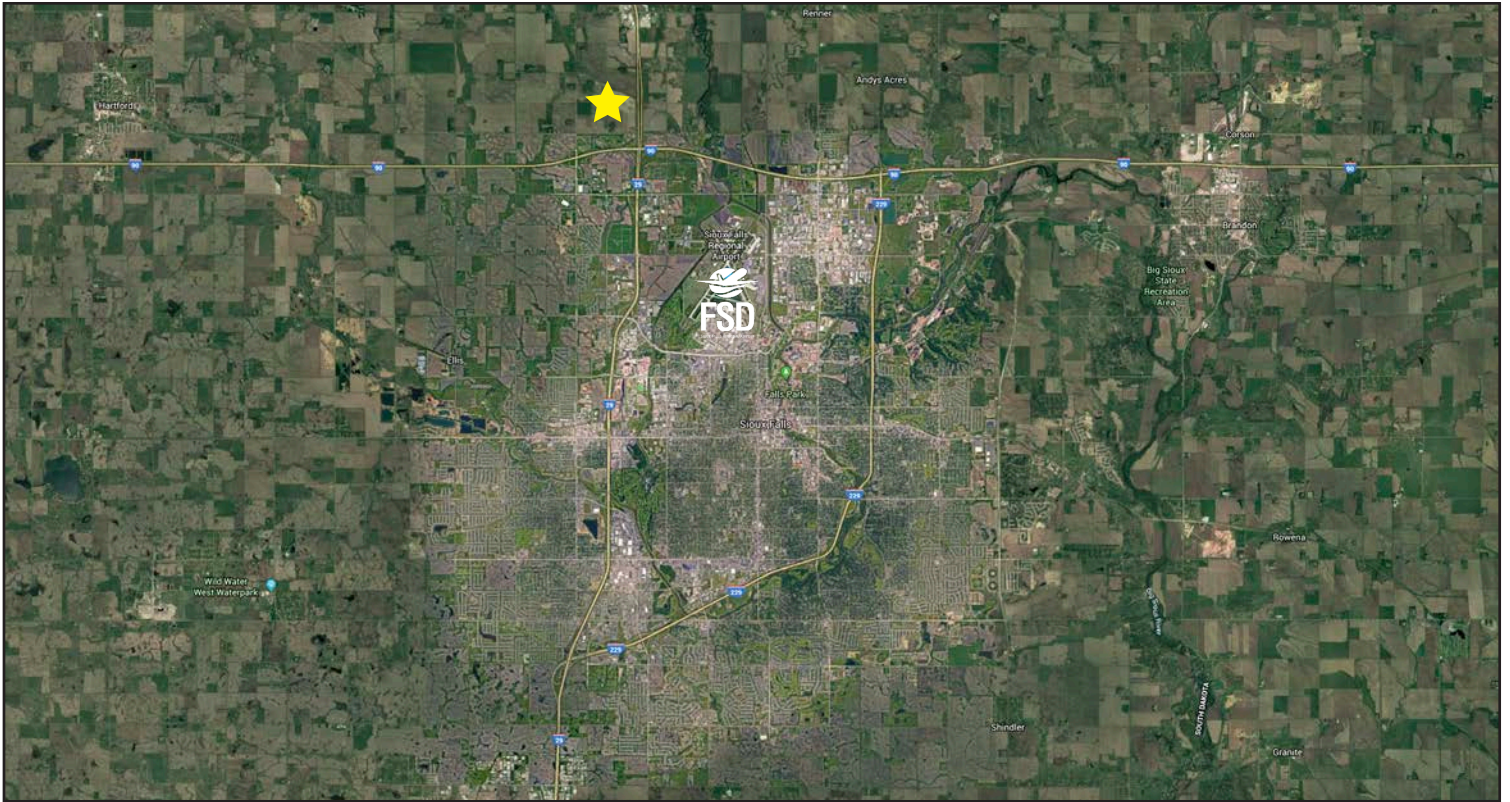
FOUNDATION PARK

Sioux Falls, South Dakota

<i>RAIL ACCESS LOTS</i>	<i>DESCRIPTION</i>	<i>ACRES</i>	<i>PRICE/SF RANGE</i>
Yellow	LOT 2	32 +/-	\$3.50
	LOT 5	22 +/-	\$3.50
	LOT 12	36 +/-	\$3.50
	LOT 13	55 +/-	\$3.50
Green	LOT 6	43 +/-	\$3.75
	LOT 7	50 +/-	\$3.75
<i>NON-RAIL LOTS</i>	<i>DESCRIPTION</i>	<i>ACRES</i>	<i>PRICE/SF RANGE</i>
Blue	LOT 3	7 +/-	\$3.00
	LOT 5	7 +/-	\$3.00
	LOT 6	7 +/-	\$3.00
	LOT 7	25 +/-	\$3.00
	LOT 8	16 +/-	\$3.00
	LOT 10	12 +/-	\$3.00
	LOT 11	260 +/-	\$3.00
Red	LOT 7	6 +/-	\$3.50
	LOT 8	4 +/-	\$3.50
	LOT 9	4 +/-	\$3.50
	LOT 11	2 +/-	\$3.50

FOUNDATION PARK

Sioux Falls, South Dakota



605.339.0103

siouxfallsdevelopment.com

DEAN DZIEDZIC
Vice President of Economic Development
deand@siouxfalls.com

BOB MUNDT
President/CEO of Economic Development
bobm@siouxfalls.com



605.336.7600

benderco.com

ROB FAGNAN, SIOR
Principal – Industrial & Land Markets
rob@benderco.com

MICHAEL BENDER, CCIM, SIOR
Principal – Office & Land Markets
michael@benderco.com



605.357.7100

siouxfallscommercial.com

GREGG BROWN, MBA, SIOR
Senior Vice President/Managing Director
gbrown@naisiouxfalls.com

DENNIS BRESKE, CCIM, SIOR, MBA
Senior Vice President
dbreske@naisiouxfalls.com