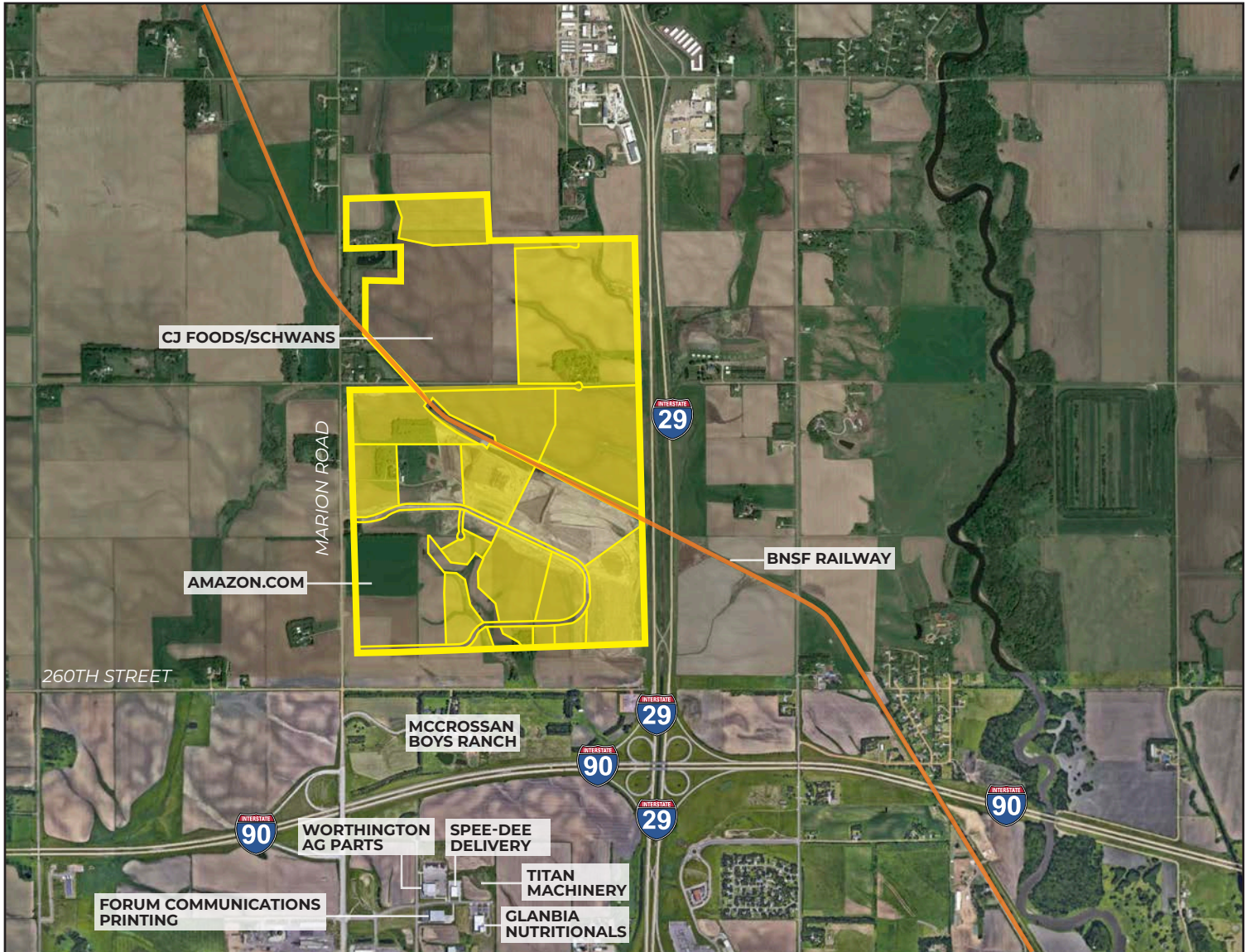


FOUNDATION PARK

Sioux Falls, South Dakota



PROPERTY FEATURES

- BNSF Class I rail site
- Zoned I-2
- All utilities to site
- On-site detention (BMP) required
- BNSF Certified Site
- Xcel Energy Certified Site
- Subdividable or combined
- Existing tenants: Amazon, CJ Foods/Schwans, Win Chill Cold Storage, Dakota Carriers, Nordica Warehouses, Tessier's Inc.
- 135 acres of available rail access

PRICING

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

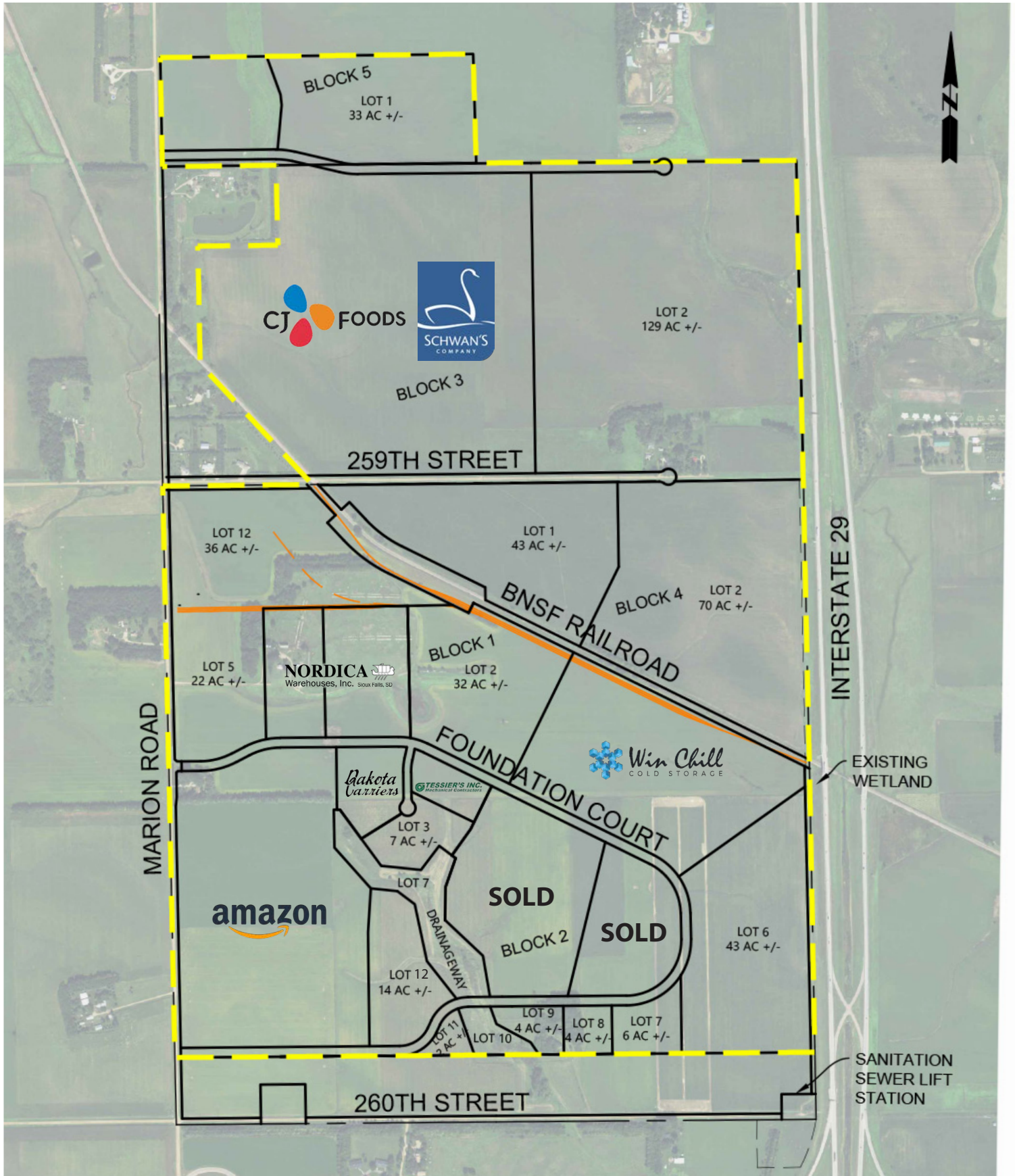
LOCATION

- 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

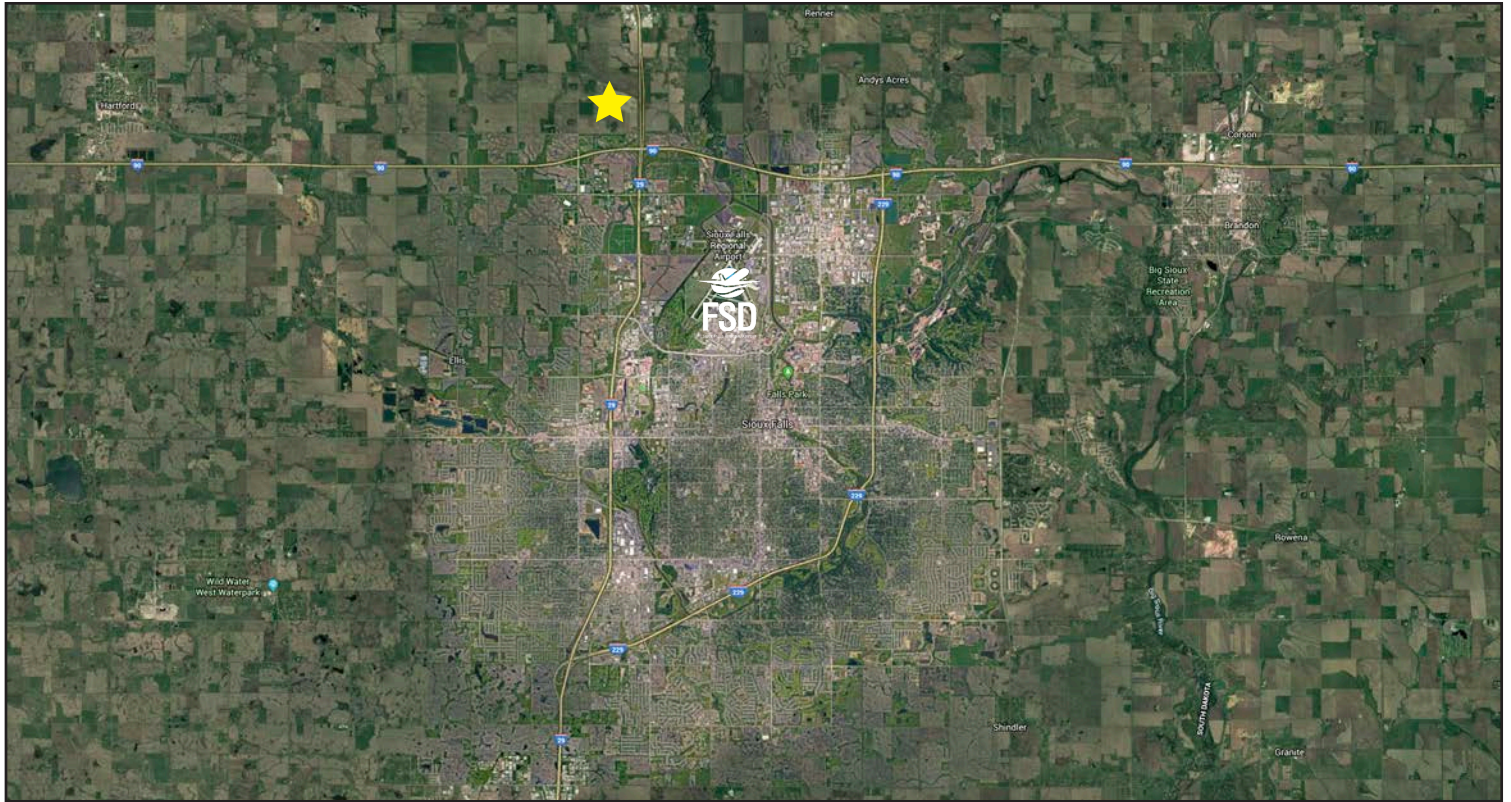
<i>RAIL ACCESS LOTS</i>			
		<i>ACRES</i>	<i>PRICE/SF RANGE</i>
	BLK 1, Lot 2	32	\$3.50
	BLK 1, Lot 5	22	\$3.50
	BLK 1, Lot 6	43	\$3.75
	BLK 1, Lot 12	36	\$3.50
	BLK 4, Lot 1	43	\$3.50
	BLK 4, Lot 2	70	\$3.75
<i>NON-RAIL</i>			
	BLK 2, Lot 3	7	\$3.00
	BLK 2, Lot 7	6	\$3.00
	BLK 2, Lot 8	4	\$3.00
	BLK 2, Lot 9	4	\$3.00
	BLK 2, Lot 11	2	\$3.00
	BLK 2, Lot 12	14	\$3.00
	BLK 5, Lot 1	33	\$3.00
	BLK 3, Lot 2	129	\$3.00

INDUSTRIAL LAND FOR SALE



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