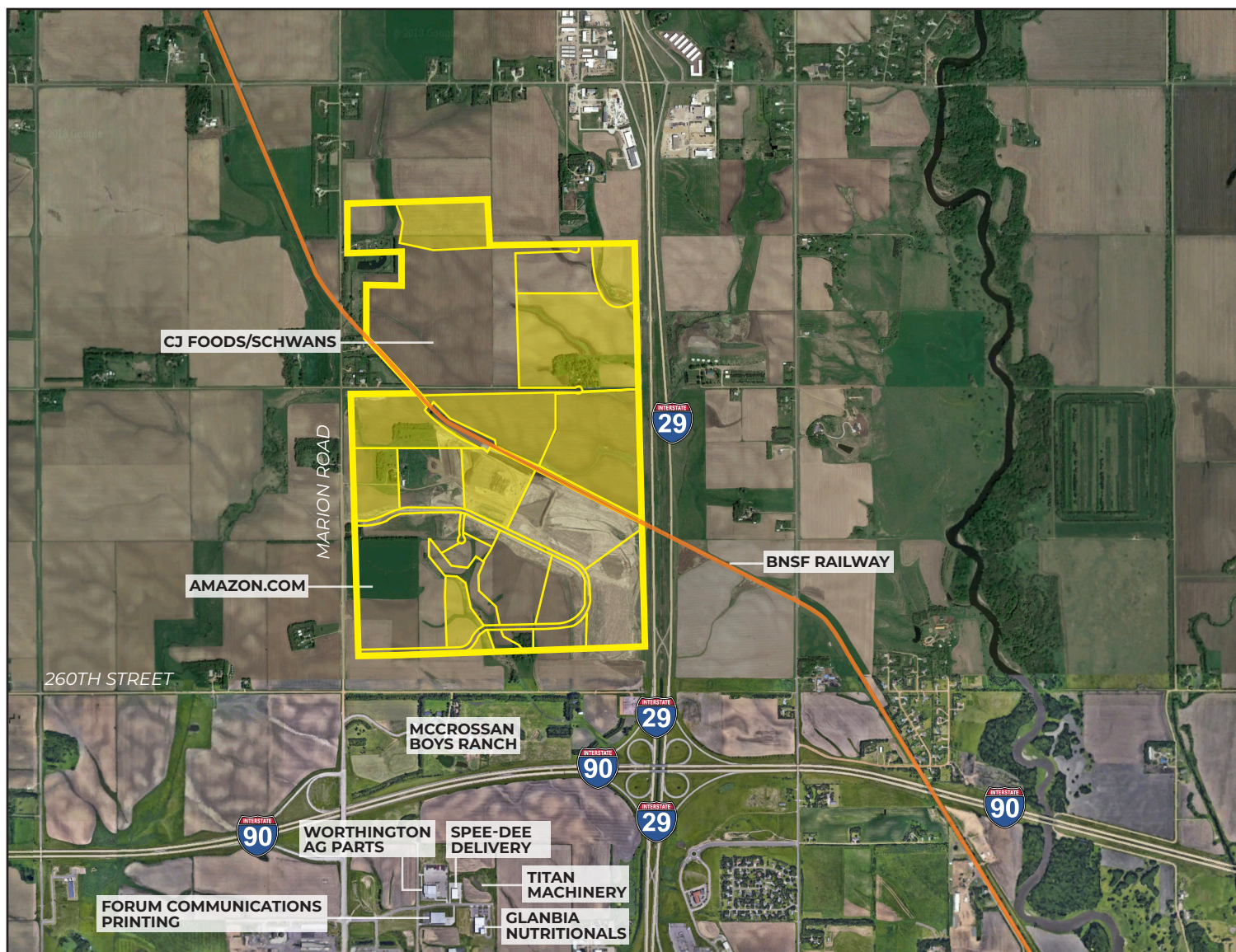


## FOUNDATION PARK

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: Lineage Logistics, Dakota Carriers, Nordica Warehouses, Amazon, FedEx

### PRICING

- Rail Access – Starting at \$4.00 psf
- Non-Rail Access – Starting at \$4.00 psf

### LOCATION

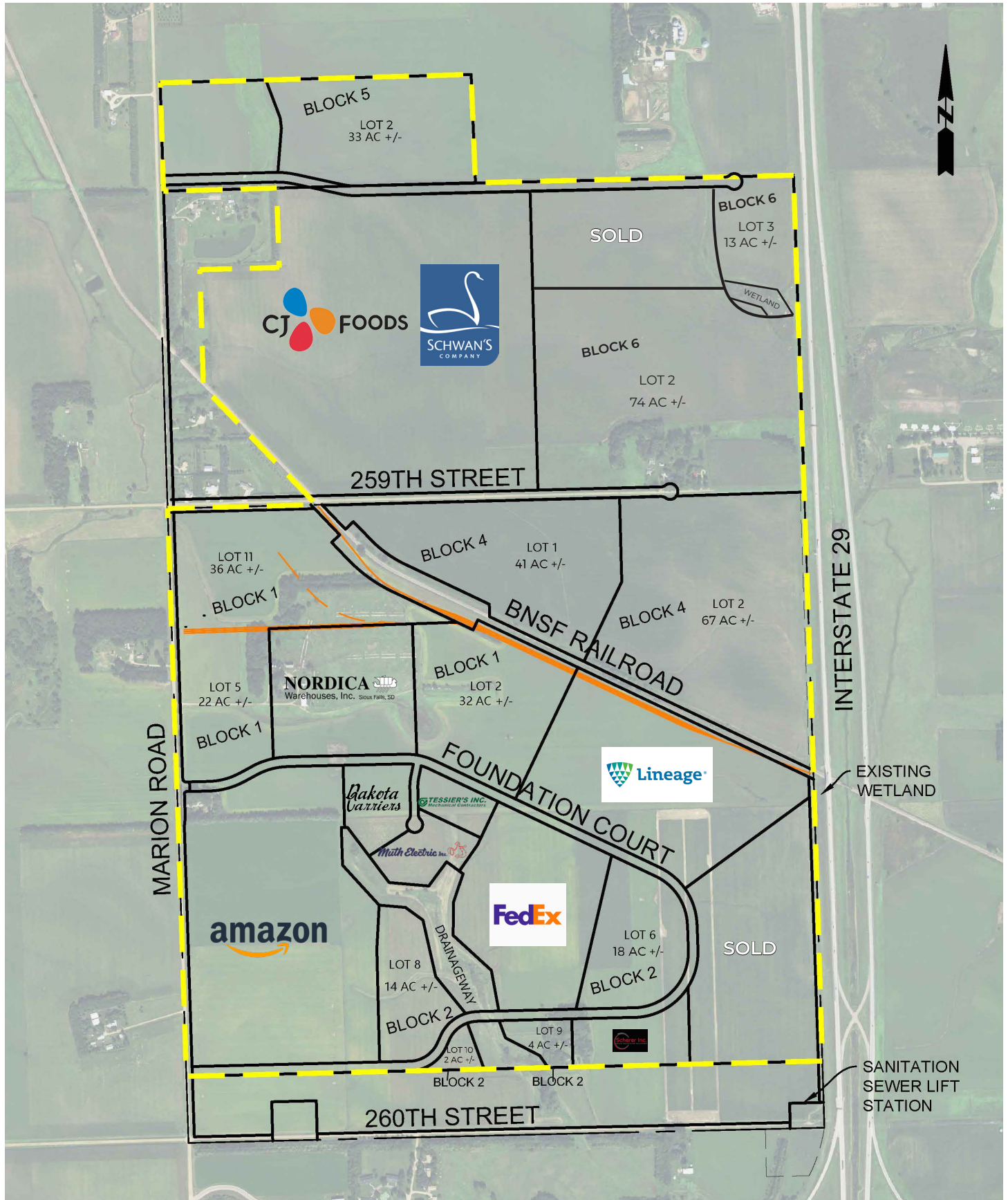
- Located at intersection of I-29 & I-90
- Minutes from Sioux Falls Regional Airport (FSD)
- ~20,000 total traffic volume per day

**FOR MORE INFORMATION CALL 605-274-0474**



## FOUNDATION PARK

Sioux Falls, South Dakota



## FOUNDATION PARK

Sioux Falls, South Dakota

| RAIL ACCESS LOTS |               |       |                |
|------------------|---------------|-------|----------------|
|                  |               | ACRES | PRICE/SF RANGE |
|                  | BLK 1, Lot 2  | 32    | \$4.00         |
|                  | BLK 1, Lot 5  | 22    | \$4.00         |
|                  | BLK 1, Lot 11 | 36    | \$4.00         |
|                  | BLK 4, Lot 1  | 41    | \$4.00         |
|                  | BLK 4, Lot 2  | 67    | \$4.00         |
| NON-RAIL         |               |       |                |
|                  | BLK 2, Lot 6  | 18    | \$4.50         |
|                  | BLK 2, Lot 8  | 14    | \$4.50         |
|                  | BLK 2, Lot 9  | 4     | \$4.50         |
|                  | BLK 2, Lot 10 | 2     | \$4.50         |
|                  | BLK 5, Lot 2  | 33    | \$4.00         |
|                  | BLK 6, Lot 2  | 74    | \$4.00         |
|                  | BLK 6, Lot 3  | 13    | \$4.00         |

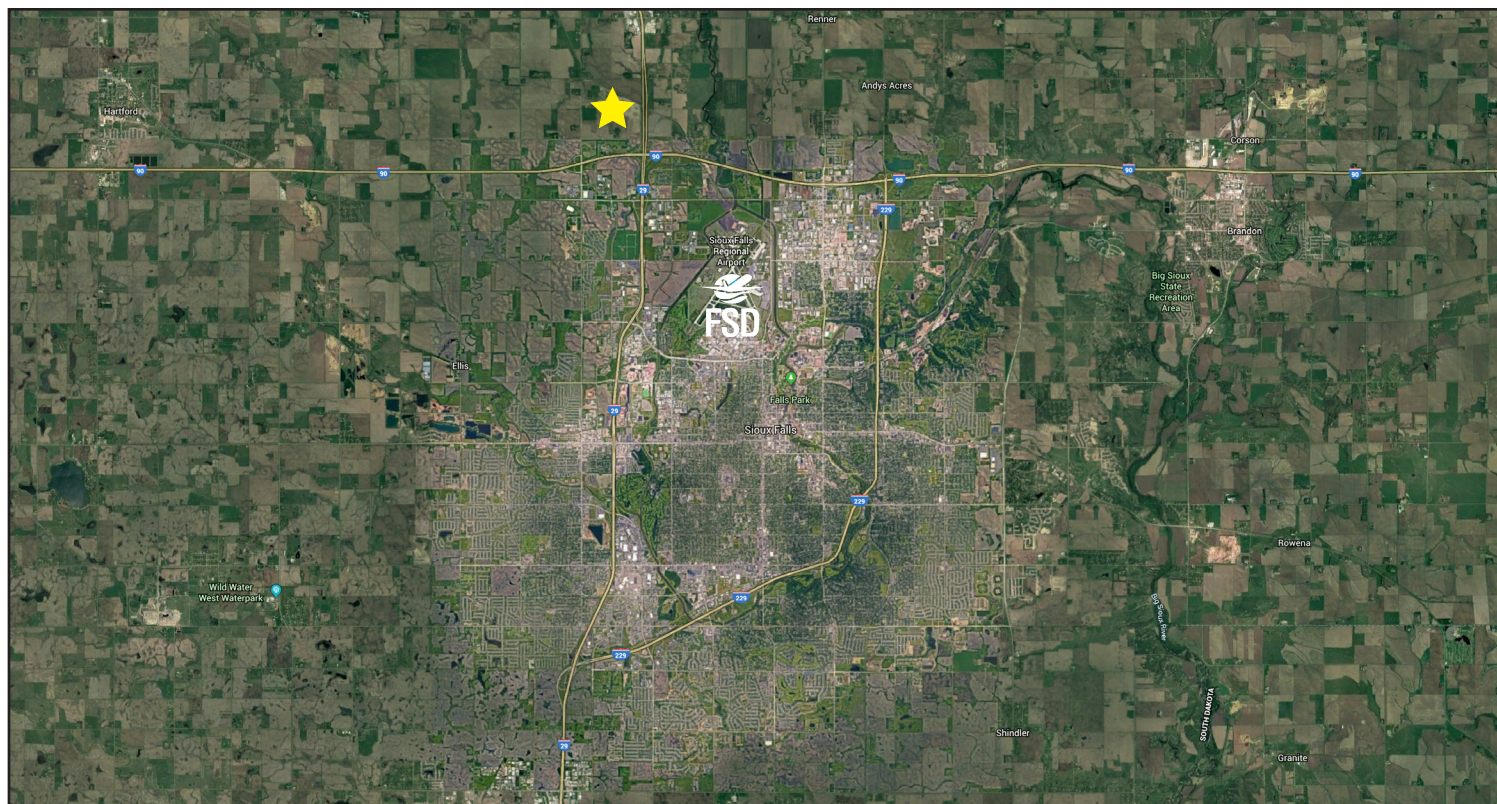


# INDUSTRIAL LAND FOR SALE



## FOUNDATION PARK

Sioux Falls, South Dakota



605.339.0103

[siouxfallsdevelopment.com](http://siouxfallsdevelopment.com)

### DEAN DZIEDZIC

*Vice President of Economic Development*

[deand@siouxfalls.com](mailto:deand@siouxfalls.com)

### BOB MUNDT

*President/CEO of Economic Development*

[bobm@siouxfalls.com](mailto:bobm@siouxfalls.com)



605.336.7600

[benderco.com](http://benderco.com)

### ROB FAGNAN, SIOR

*Principal – Industrial & Land Markets*

[rob@benderco.com](mailto:rob@benderco.com)

### MICHAEL BENDER, CCIM, SIOR

*Principal – Office & Land Markets*

[michael@benderco.com](mailto:michael@benderco.com)



605.357.7100

[siouxfallscommercial.com](http://siouxfallscommercial.com)

### GREGG BROWN, MBA, SIOR

*Senior Vice President/Managing Director*

[gbrown@naisiouxfalls.com](mailto:gbrown@naisiouxfalls.com)

### DENNIS BRESKE, CCIM, SIOR, MBA

*Senior Vice President*

[dbreske@naisiouxfalls.com](mailto:dbreske@naisiouxfalls.com)