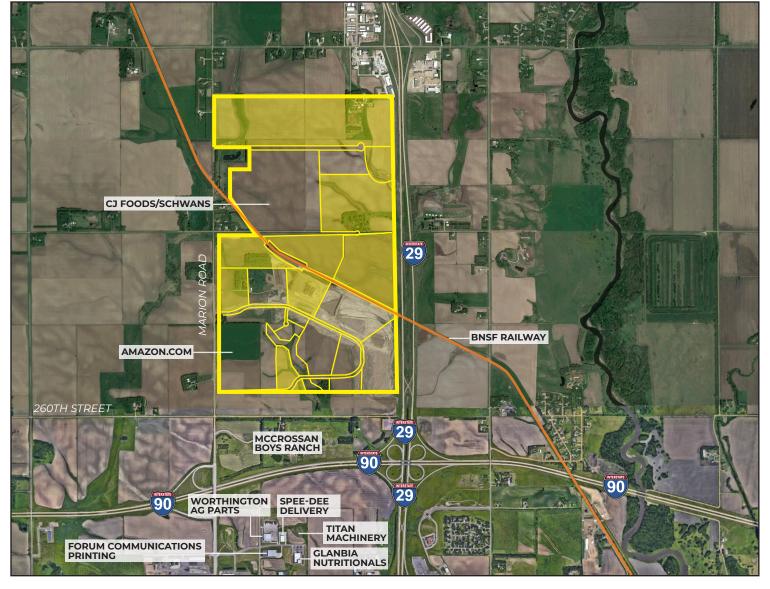


Bender Malsioux Falls

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 520 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

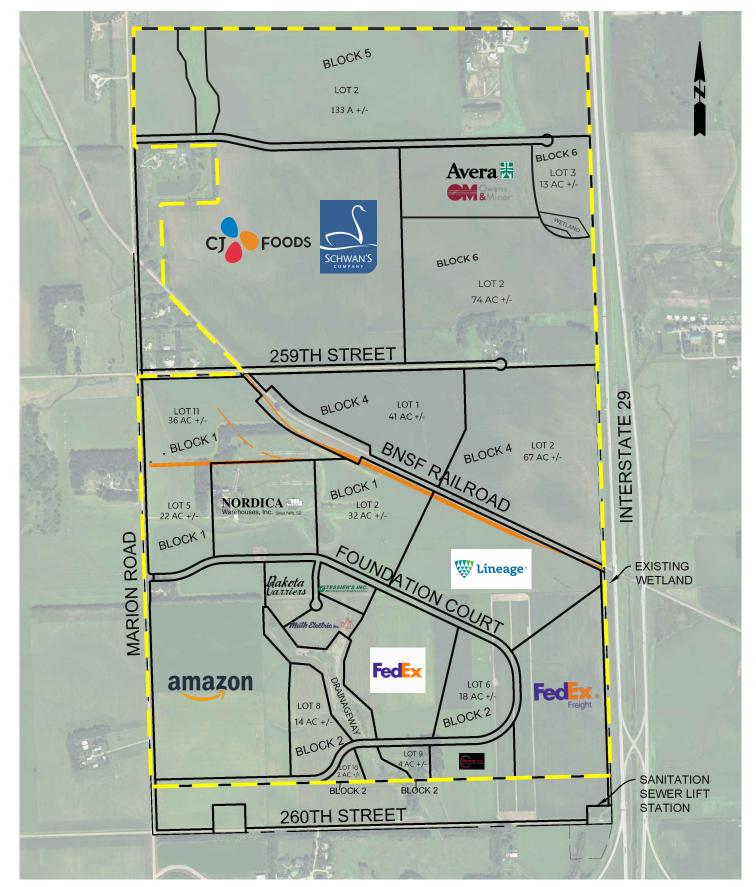
- · Located at intersection of I-29 & I-90
- Minutes from Sioux Falls Regional Airport (FSD)
- ~20,000 total traffic volume per day

FOR MORE INFORMATION CALL 605-274-0474



FOUNDATION PARK

Sioux Falls, South Dakota





FOUNDATION PARK

Sioux Falls, South Dakota

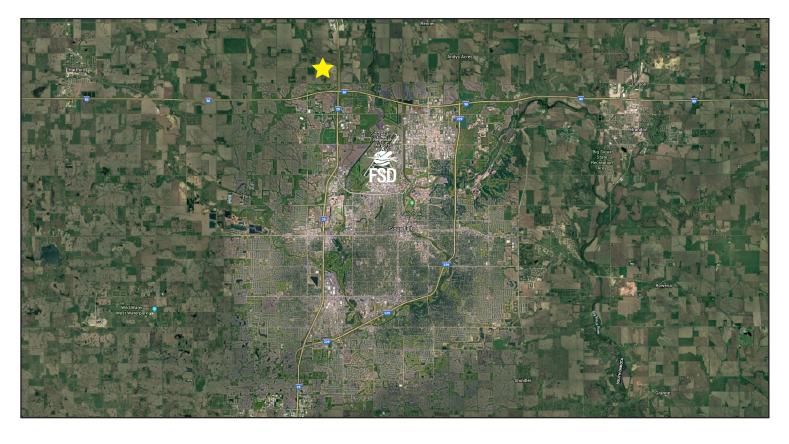
RAIL ACCESS LOTS			
		ACRES	PRICE/SF RANGE
	BLK 1, Lot 2	32	\$4.00
	BLK 1, Lot 5	22	\$4.00
	BLK 1, Lot 11	36	\$4.00
	BLK 4, Lot 1	41	\$4.00
	BLK 4, Lot 2	67	\$4.00
NON-RAIL			
	BLK 2, Lot 6	18	\$4.50
	BLK 2, Lot 8	14	\$4.50
	BLK 2, Lot 9	4	\$4.50
	BLK 2, Lot 10	2	\$4.50
	BLK 5, Lot 2	133	\$4.00
	BLK 6, Lot 2	74	\$4.00
	BLK 6, Lot 3	13	\$4.00



Bender Misioux Falls

FOUNDATION PARK

Sioux Falls, South Dakota





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