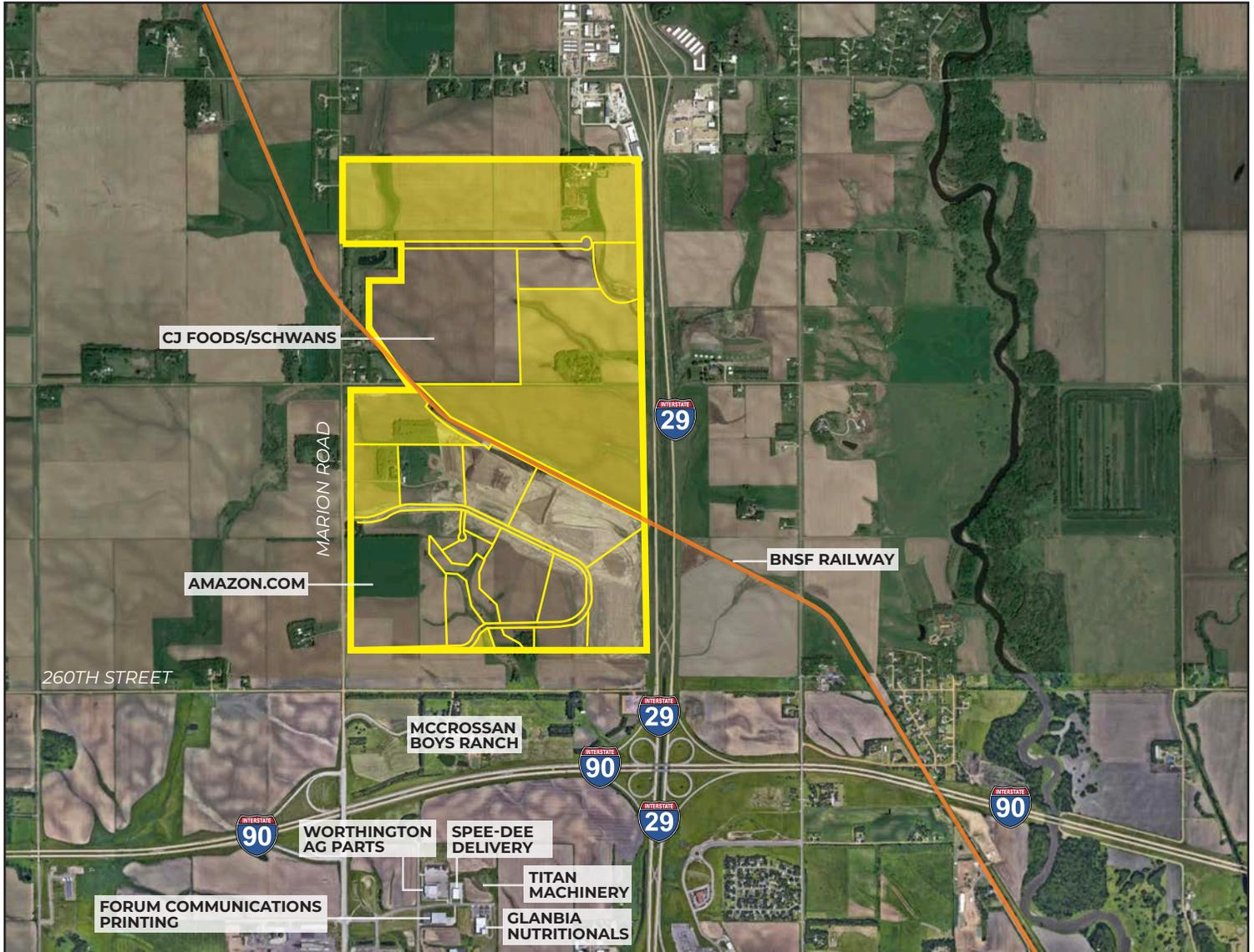


FOUNDATION PARK

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
- Tenants: Amazon, Avera/Owens & Minor, CJ Schwan's, Dakota Carriers, FedEx, Fedex Freight, Lineage Logistics, Muth Electric, Nordica Warehouses, Scherer, Tessier's Inc.

PRICING

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

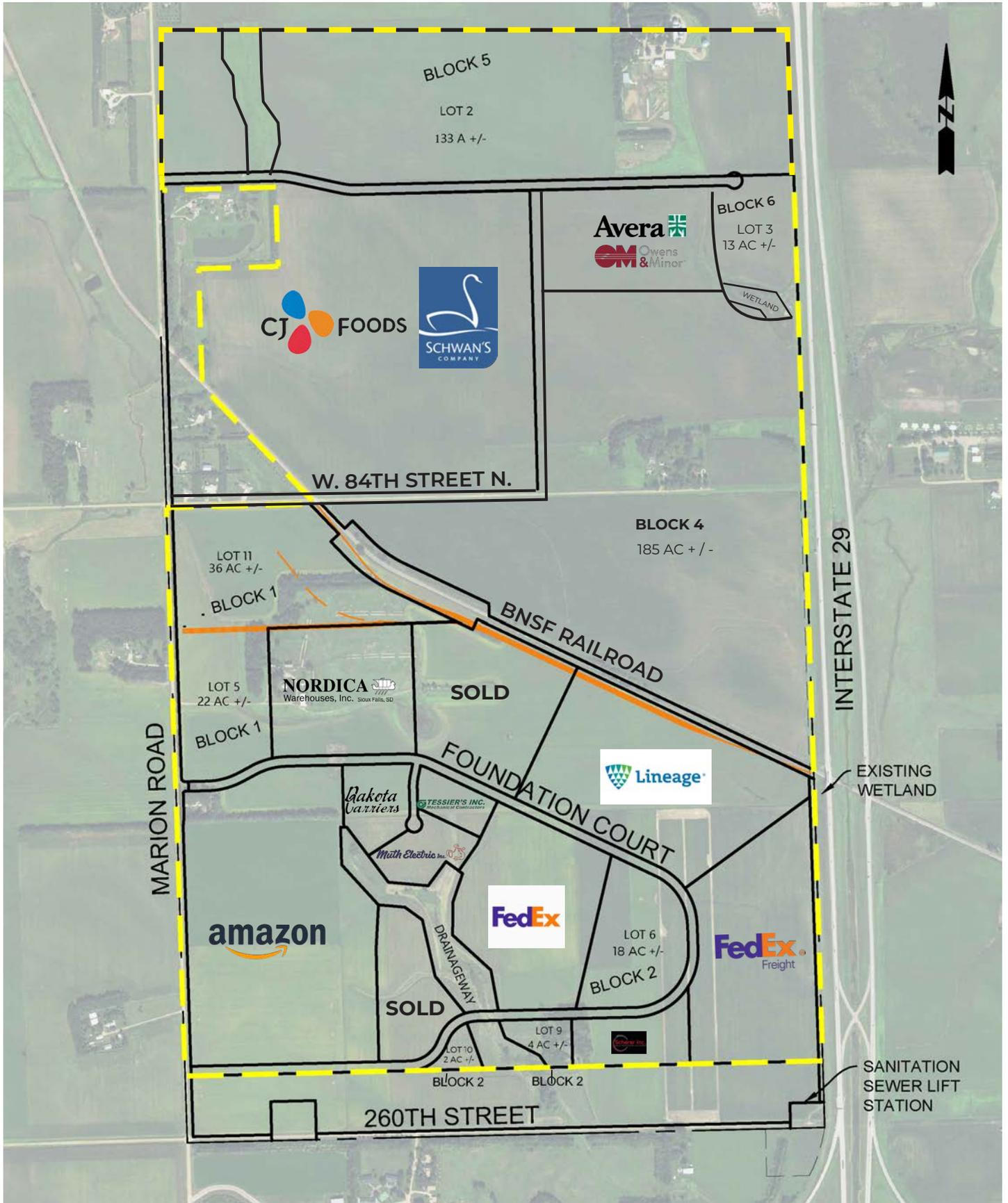
LOCATION

- 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



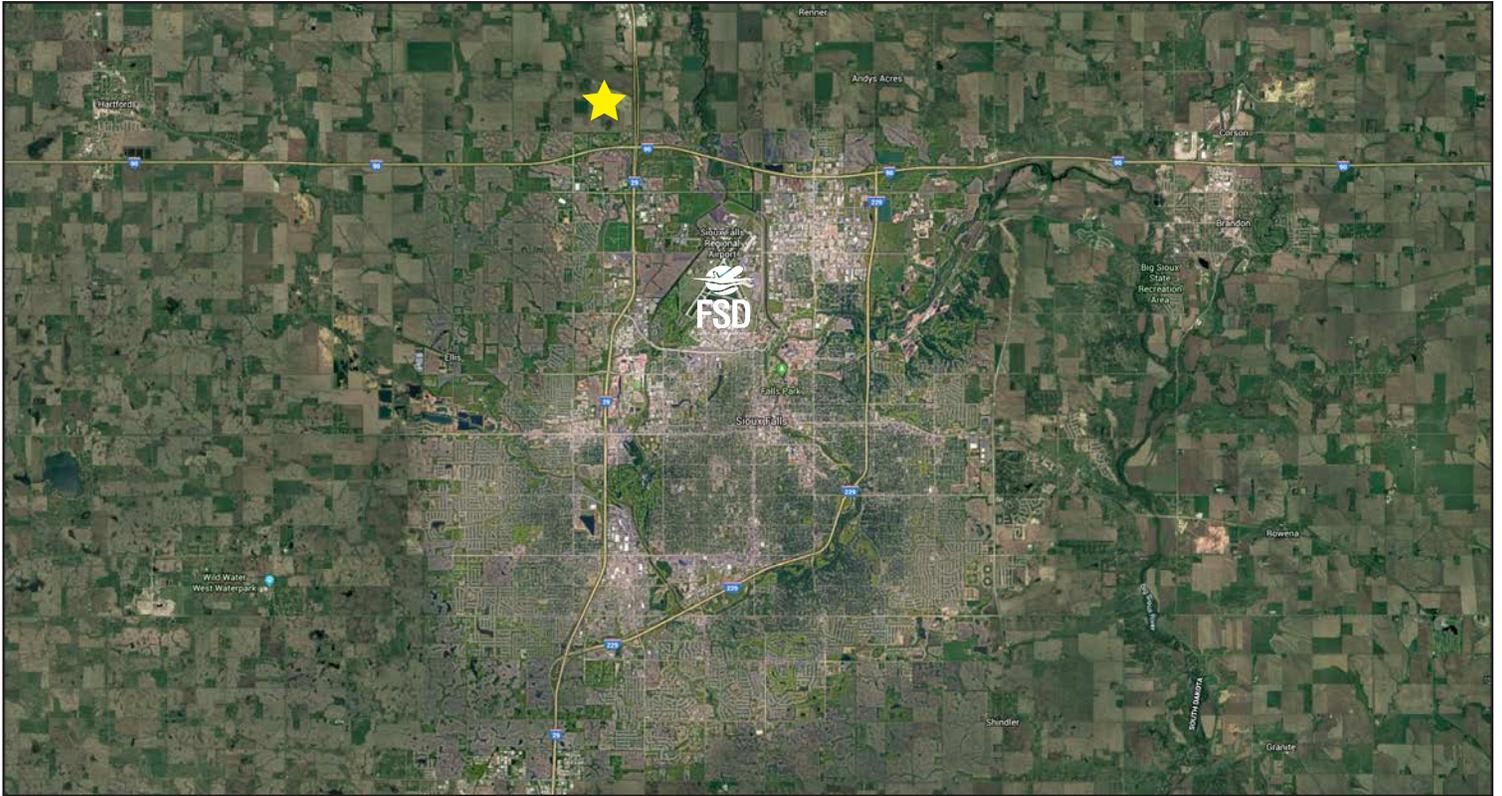
FOUNDATION PARK

Sioux Falls, South Dakota

<i>RAIL ACCESS LOTS</i>			
		<i>ACRES</i>	<i>PRICE/SF RANGE</i>
	BLK 1, Lot 5	22	\$4.00
	BLK 1, Lot 11	36	\$4.00
	BLK 4	185	\$4.00
<i>NON-RAIL</i>			
	BLK 2, Lot 6	18	\$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 3	13	\$4.50

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