

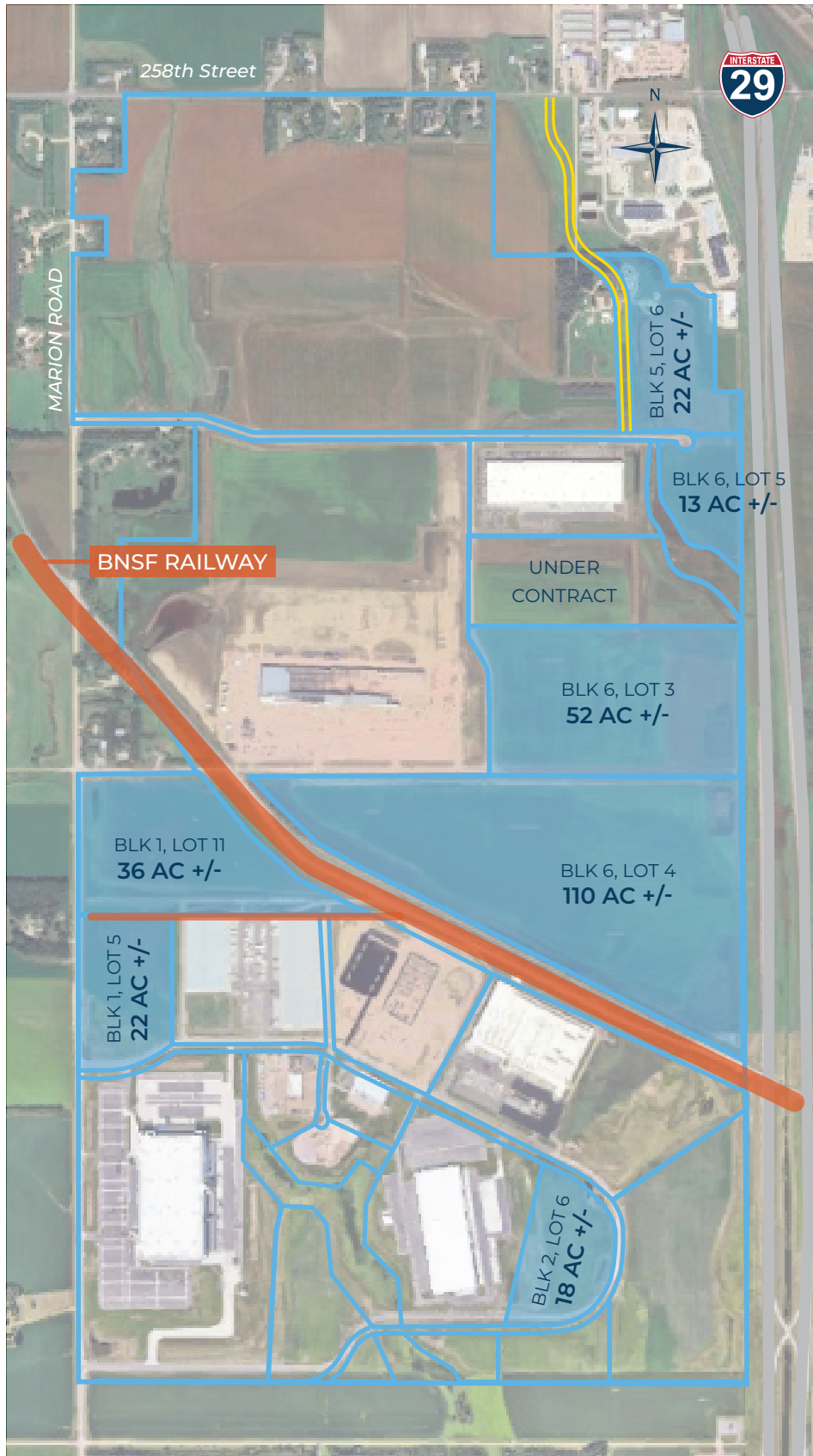
# INDUSTRIAL LAND FOR SALE

## FOUNDATION PARK SIOUX FALLS, SOUTH DAKOTA



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### RAIL ACCESS PARCELS

PARCEL	ACRES	PRICE/SF
BLK 1, LOT 5	22 +/-	\$4.00
BLK 1, LOT 11	36 +/-	\$4.00
BLK 6, LOT 4	110 +/-	\$4.00

### NON-RAIL ACCESS PARCELS

PARCEL	ACRES	PRICE/SF
BLK 5, LOT 6	22 +/-	\$4.00
BLK 6, LOT 5	13 +/-	\$4.00
BLK 6, LOT 3	52 +/-	\$4.00
BLK 2, LOT 6	18 +/-	\$4.00

**DEAN DZIEDZIC**

VP OF ECONOMIC DEVELOPMENT

DEAND@SIOUXFALLS.COM

605-988-4259

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### 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

### 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

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