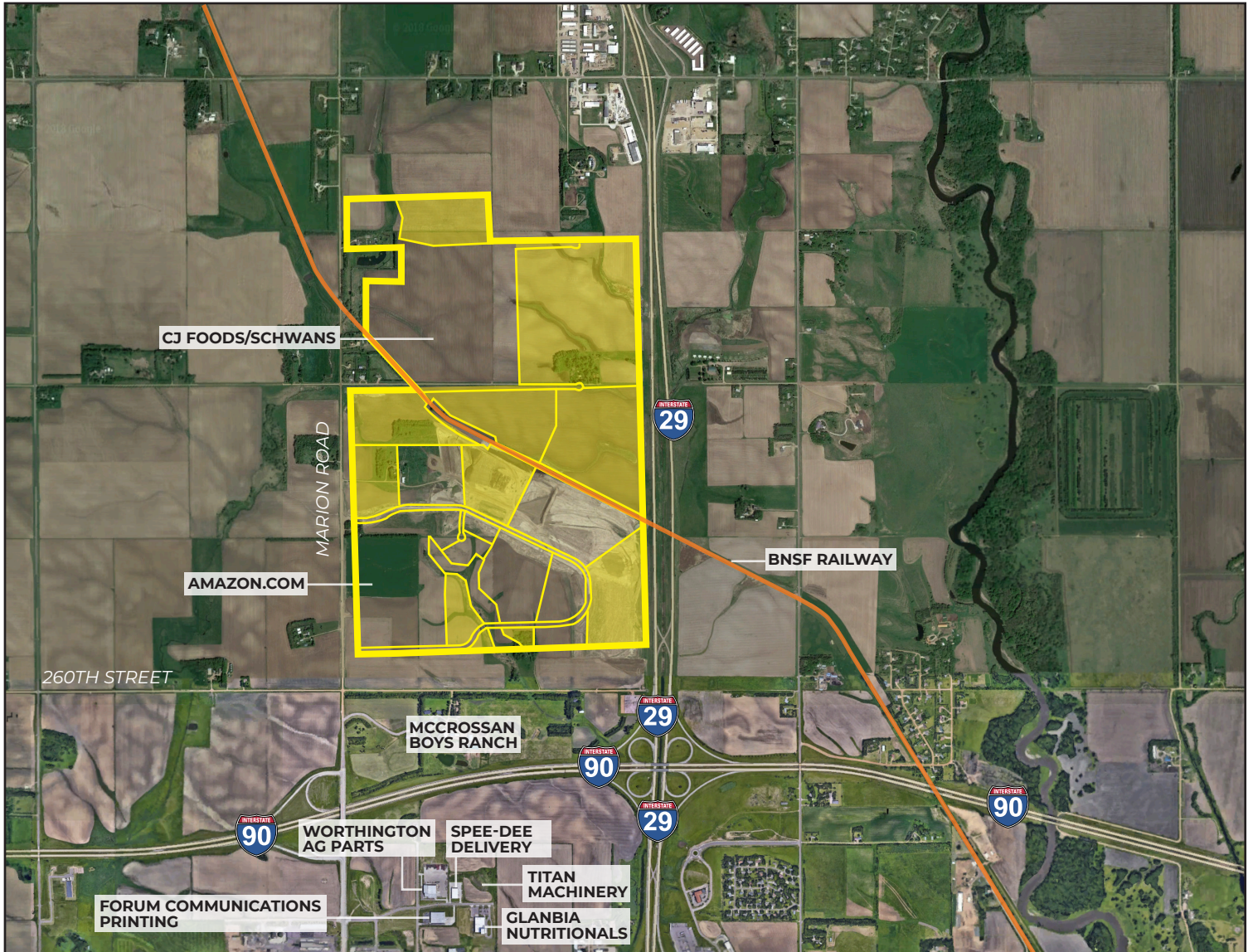


FOUNDATION PARK

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: Win Chill Cold Storage, Dakota Carriers, Nordica Warehouses
- 117 acres of available rail access

PRICING

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

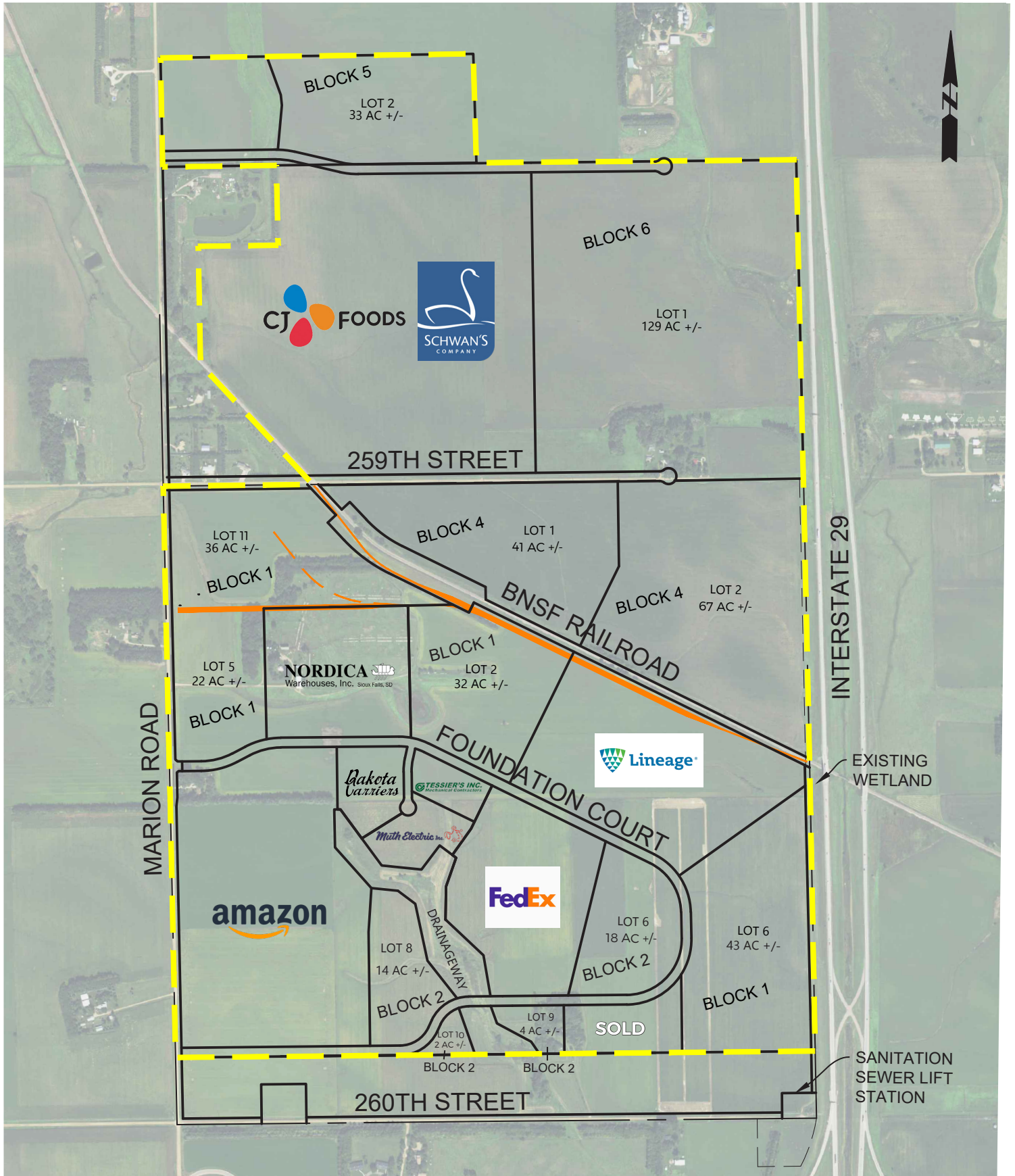
LOCATION

- 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 605-223-1066

FOUNDATION PARK

Sioux Falls, South Dakota



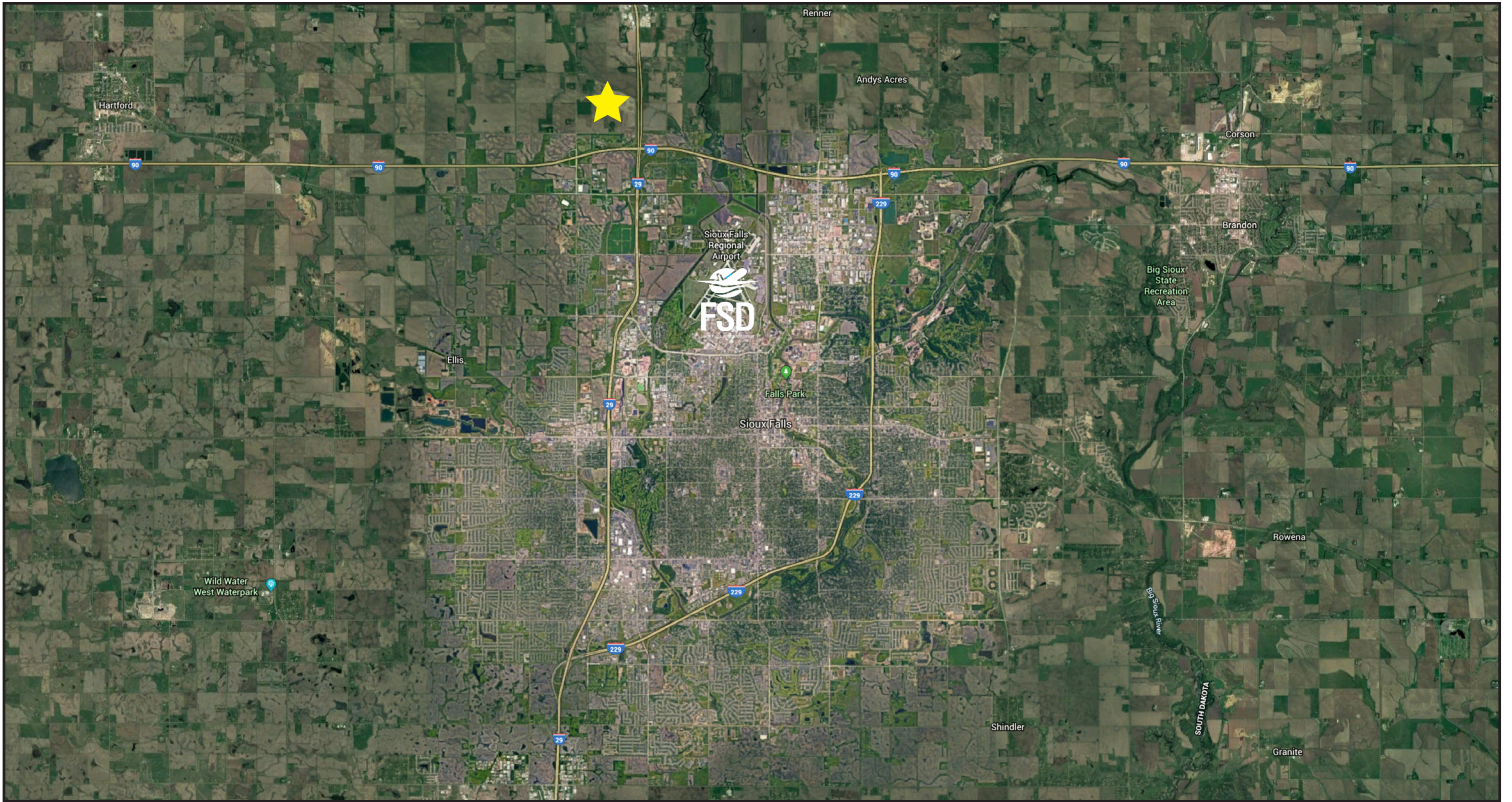
FOUNDATION PARK

Sioux Falls, South Dakota

<i>RAIL ACCESS LOTS</i>			
		<i>ACRES</i>	<i>PRICE/SF RANGE</i>
	BLK 1, Lot 2	32	\$4.00
	BLK 1, Lot 5	22	\$4.00
	BLK 1, Lot 6	43	\$4.00
	BLK 1, Lot 11	36	\$4.00
	BLK 4, Lot 1	41	\$4.00
	BLK 4, Lot 2	67	\$4.00
<i>NON-RAIL</i>			
	BLK 2, Lot 6	18	\$4.50
	BLK 2, Lot 8	14	\$4.50
	BLK 2, Lot 9	4	\$4.50
	BLK 2, Lot 11	2	\$4.50
	BLK 5, Lot 2	33	\$4.00
	BLK 6, Lot 1	129	\$4.00

FOUNDATION PARK

Sioux Falls, South Dakota



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