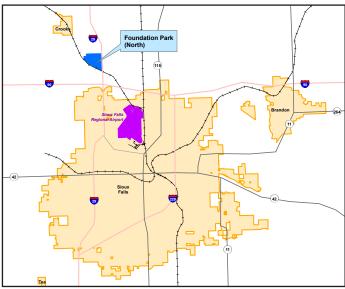




Foundation Park North — MegaSite





General Site Information				
Location	NW of I-29 & I-90 and North of BNSF rail line Sioux Falls, SD			
Owner	Sioux Falls Development Foundation, 200. N. Phillips Ave., Ste. 101, Sioux Falls, SD 57104 605.339.0103			
Size	390 acres			
Zoning	Future I-2 Heavy Industrial/change from Agricultural zoning is underway			
Asking Price	Starting at \$2.50/sq. ft.			
Highway Access	1.8 miles to I-90; 2 miles to I-29; 30 miles to US Highway 81			
Air Access	6 miles to Sioux Falls Regional Airport			
Rail Served	BNSF Railway, Class 1			

Utility Information				
Electric Power	Xcel Energy.			
Natural Gas	MidAmerica. ~1.8 miles to nearby line at intersection of I-90 and Marion Road. 6-inch main, 65 psig maximum. Plans to extend to site upon active development			
Water	City of Sioux Falls Water Purification. The 16-inch water main can provide 3060 GPM under static conditions without other offsite demands. Line to be extended north from Foundation Park South upon active demand			
Sewer	City of Sioux Falls Water Reclamation Division. None currently, however plans and specifications have been finalized for a wastewater pump station, force main and gravity sewer extension to serve the site. The 15-inch service line will have a capacity of 1.62 MGD			
Storm Water	City of Sioux Falls. Site specific stormwater treatment /detention in accordance with City of Sioux Falls Engineering Design Standards			
Telecom/Fiber	Currently being addressed to have service available in spring of 2018			

Foundation Park North — MegaSite

Site Due Diligence Documentation Available (reports and detail available)						
Title Commitment	\times	Archeological and Historic Use Assessments	\times			
Aerial Site Views and Maps	\boxtimes	Park Covenants and Restrictions	\boxtimes			
Park Master Plan	\boxtimes	Transportation Access Maps	\boxtimes			
Utility Service Maps	\boxtimes	Geotechnical Study / Soil Survey FEMA	\boxtimes			
Site Dimensions and Configuration	\boxtimes	Flood Plain Designation with Map	\boxtimes			
Wetlands Map	\boxtimes	Air Attainment Status	\boxtimes			
Phase 1 Environmental Assessment	\boxtimes	Endangered Species Assessment	\boxtimes			
General Community Information						
Community Profile and Demographics	\times	Letters of Support	\boxtimes			
State and Local Incentives Overview	\boxtimes	Business and Industrial Support Services and Amenities Profile	X			

Economic Development Contact:

Name:

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