Foundation Park
Sioux Falls, South Dakota

ECONOMIC DEVELOPMENT
Tracking For Success

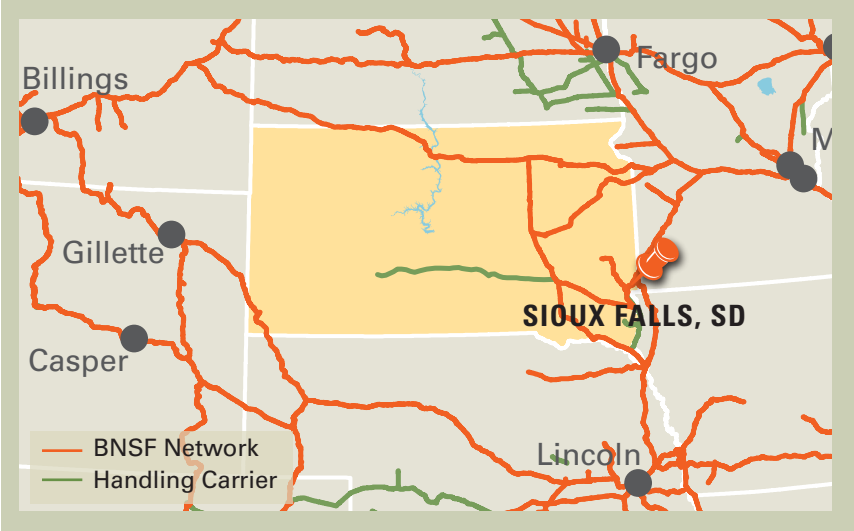
Foundation Park is a new industrial development in Sioux Falls, South Dakota. Phase One of the rail-served industrial park has received certification as part of BNSF Railway's Site Certification program. BNSF certification ensures a site is ready for rapid acquisition and development through a comprehensive evaluation of existing and projected infrastructure, environmental and geotechnical standards, utility evaluation and site availability.

SELECTING A CERTIFIED SITE CAN:

- **Reduce development time**
- **Increase speed to market**
- **Reduce upfront development risk of rail-served industrial sites**

PROPERTY DETAILS

Foundation Park is a new, multi-user industrial park in Sioux Falls, South Dakota. The park contains 820 acres with BNSF Railway bisecting the park, 390 acres to the north and 430 acres to the south. The southern parcel (Phase One) represents 430 acres ideally suited for larger manufacturers that require rail service. This site has recently been designated as a BNSF Certified Site.



Site Details:

- 430 acres (Phase One)
- Direct access to BNSF Railway
- Located at the intersection of I-29 & I-90
- All utilities at site
- Zoned Heavy Industrial, (I-2)
- Multi-user industrial park

CONTACT INFORMATION

BNSF Regional Manager

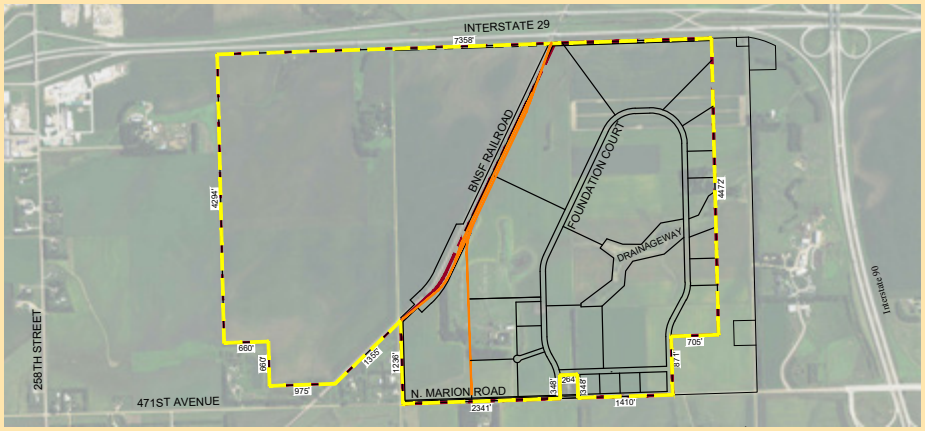
Carrie Finson
360.567.7801
carrie.finson@bnsf.com

Sioux Falls Development Foundation

Dean Dziedzic
605.339.0103
deand@siouxfalls.com

For more information on BNSF's Certified Sites Program, please visit **www.bnsf.com/rail-development or call 817.867.0183.**

BNSF RAILWAY



SITE PROFILE

Land Area	430 acres (Phase One)
Zoning	Heavy Industrial (I-2)
Owner	Sioux Falls Development Foundation
Price	Starting at $3.25 per sq. ft.

UTILITIES

Electric	Xcel Energy
Gas	MidAmerican Energy Company
Water	City of Sioux Falls
Wastewater	City of Sioux Falls
Telecommunications	Alliance Communications & CenturyLink

DEMOGRAPHICS

Sioux Falls metro area consists of Minnehaha, Lincoln, McCook, and Turner Counties. With an estimated population of 264,000, it is the largest and one of the fastest growing urban centers in the Dakotas.

POPULATION

Sioux Falls	
5 mile radius	140,043
10 mile radius	185,012
15 mile radius	195,368
20 mile radius	215,239

WORKFORCE

Sioux Falls Metropolitan Area Employment & Wages

Total Wage & Salary Employment	149,310
Annual Mean Wage	$43,180

BNSF PREMIER PARKS, SITES AND TRANSLOAD PROGRAM

BNSF Certified Sites are a part of the Premier Parks, Sites and Transload program which is a strategic approach to addressing the increasing demand for customer site locations by developing various types of facilities across the BNSF network. BNSF Certified Sites have been reviewed by an industry expert in order to ensure accurate, reliable data. Our goal is to provide an inventory of rail-served sites that are available for immediate development.*

* In order to ensure a safe, efficient and economical switch operation, BNSF will want to review and approve the engineering plans to serve each tenant facility.

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BNSF RAILWAY