



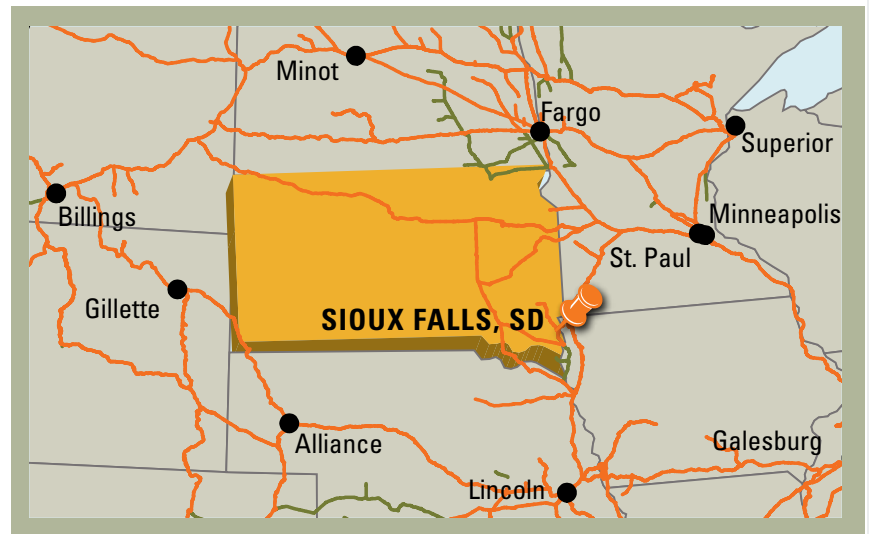
Foundation Park is a new industrial development in Sioux Falls, South Dakota. Phase One of the rail-served industrial park has received certification as part of BNSF Railway's Site Certification program. BNSF certification ensures a site is ready for rapid acquisition and development through a comprehensive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

**Justin Pearson**

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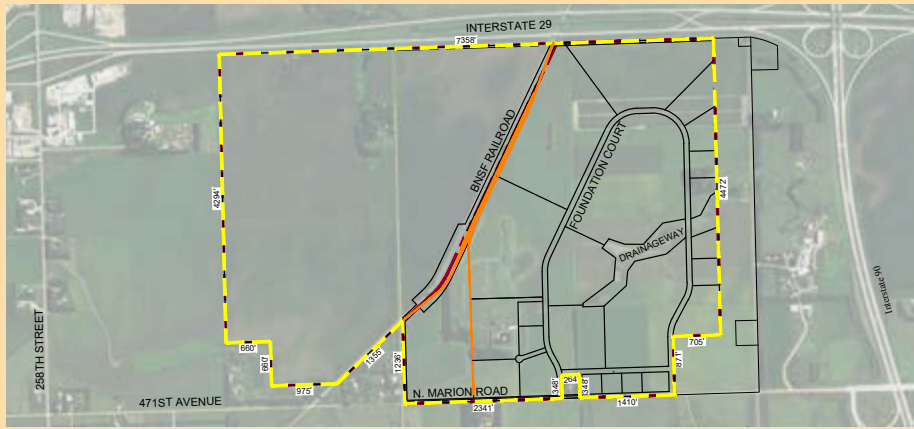
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Sioux Falls Development Foundation

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## SITE PROFILE

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

## UTILITIES

<b>Electric</b>	Xcel Energy
<b>Gas</b>	MidAmerican Energy Company
<b>Water</b>	City of Sioux Falls
<b>Wastewater</b>	City of Sioux Falls
<b>Telecommunications</b>	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

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

## WORKFORCE

Sioux Falls Metropolitan Area Employment & Wages	
<b>Total Wage &amp; Salary Employment</b>	149,310
<b>Annual Mean Wage</b>	\$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.