GENERAL SITE INFORMATION

Location: NW of I-29 & I-90 South of BNSF rail line/interior site between loop road, Sioux Falls, SD

Owner: Sioux Falls Development Foundation, 605.339.0103

Size: 43.7 acres

Zoning: I-2

Asking Price: $3.25/sq. ft. for rail-served site

Highway Access: 1 mile to I-90, 2.8 miles to I-29, 30 miles to US Highway 81

Air Access: 6 miles to Sioux Falls Regional Airport

Rail Access: BNSF Railway fronts this site to north

UTILITY INFORMATION

Electric Power: Xcel Energy.

Natural Gas: MidAmerica. ~7000’ feet to nearby line at intersection of I-90 and Marion Road. 6-inch main, 65 psig maximum. Line extension within existing ROW upon development need.

Water: City of Sioux Falls Water Purification. The 16-inch water main can provide 3060 GPM under static conditions without other offsite demands.

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
### SITE DUE DILIGENCE DOCUMENTATION AVAILABLE (REPORTS AND DETAIL AVAILABLE)

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### GENERAL COMMUNITY INFORMATION

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