



SIOUX FALLS



5,000 VEHICLES PER DAY



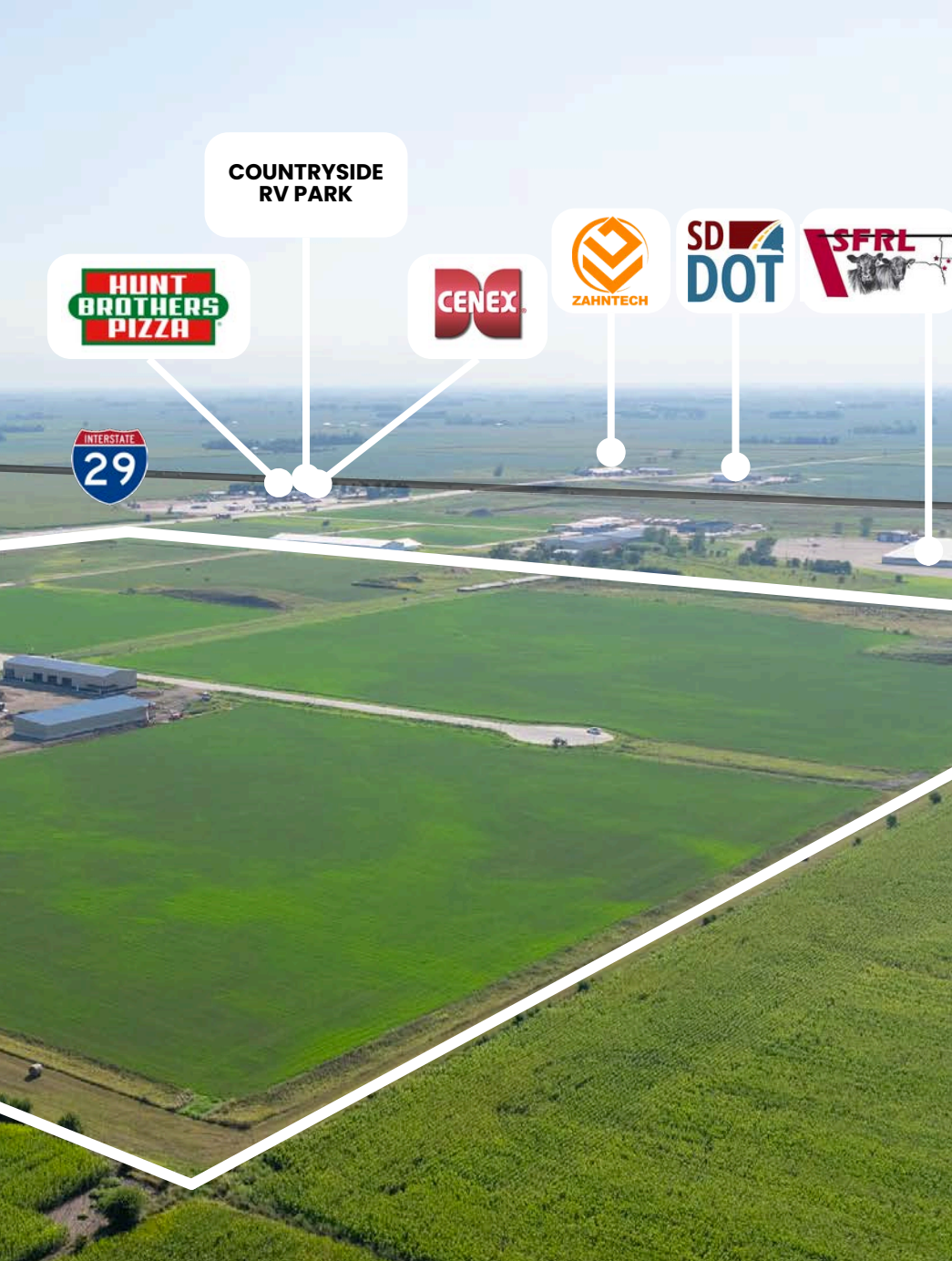
Bender
COMMERCIAL

HWY 18 INDUSTRIAL PARK

47100 US HIGHWAY 18
WORTHING, SOUTH DAKOTA

FLEXIBLE LOT SIZES | \$3.00 - \$3.75/SF
10 MINUTES SOUTH OF SIOUX FALLS ON I-29

SITE HIGHLIGHTS



PRICE

\$3.00 to \$3.75

LOT SIZES

7.56 Acres to 39.11 Acres

ZONING

Commercial / Industrial

IMPROVEMENTS/UTILITIES

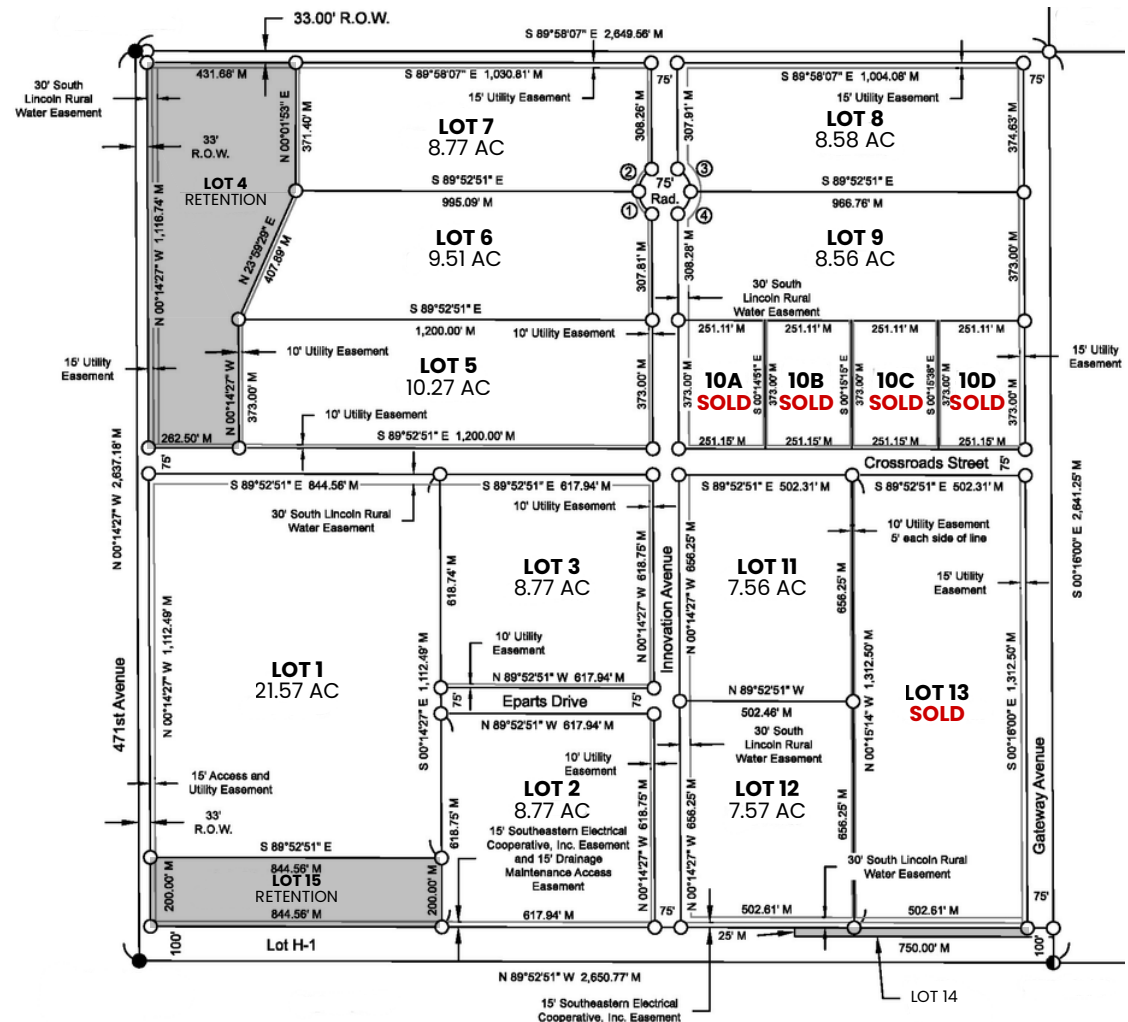
Lighted Access Roads
Concrete Paved Roads
Lincoln County Water
3-Phase Power - Southeastern
Fiber Optic Available - Midco
Natural Gas Available - MidAmerican
Septic Sewer

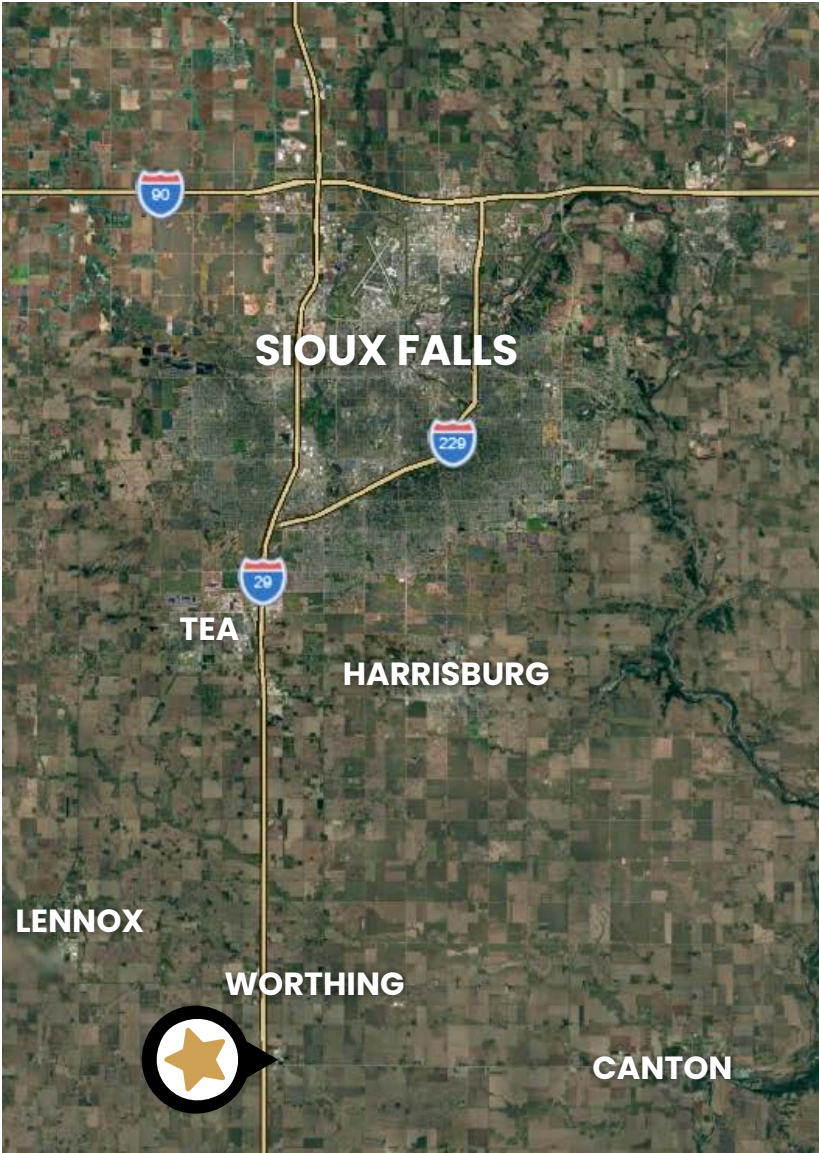
PROPERTY DETAILS:

- Located on SD Hwy 18 a half mile east of the I-29 interchange and just 10 minutes south of Sioux Falls.
- Flexible lot sizes with the ability to combine lots for up to a 39.11 usable acre site.
- Buyer responsible for septic sewer systems.
- Build-to-suit options available. Contact broker for details.
- Neighboring businesses include SF Regional Livestock, Cenex Zip Trip, SD DOT, Puck Enterprises, Hanisch Electric, MH Evy Inc, and ZahnTech.

SITE PLAN

LOT	ACRES	SQ FT	PRICE/SF
1	21.57	939,589	\$3.25
2	8.77	382,021	\$3.75
3	8.77	382,021	\$3.50
5	10.27	447,361	\$3.25
6	9.51	414,256	\$3.00
7	8.77	382,021	\$3.00
8	8.58	373,745	\$3.00
9	8.56	372,874	\$3.00
10A			SOLD
10B			SOLD
10C			SOLD
10D			SOLD
11	7.56	329,314	\$3.50
12	7.57	329,749	\$3.75
13			SOLD





Distance to Omaha	165 miles
Distance to Minneapolis	255 miles
Distance to Fargo	259 miles
Distance to Des Moines	267 miles

FOR MORE INFORMATION, PLEASE CONTACT:



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