

# SIoux FALLS INDUSTRIAL PARK

ADJACENT TO I-90 & I-229 INTERCHANGE

## THE SITE

### LAND SALES

\$4.50 PSF for parcels 5-20 acres

\$4.00 PSF for parcels over 20 acres

### OPTIONS

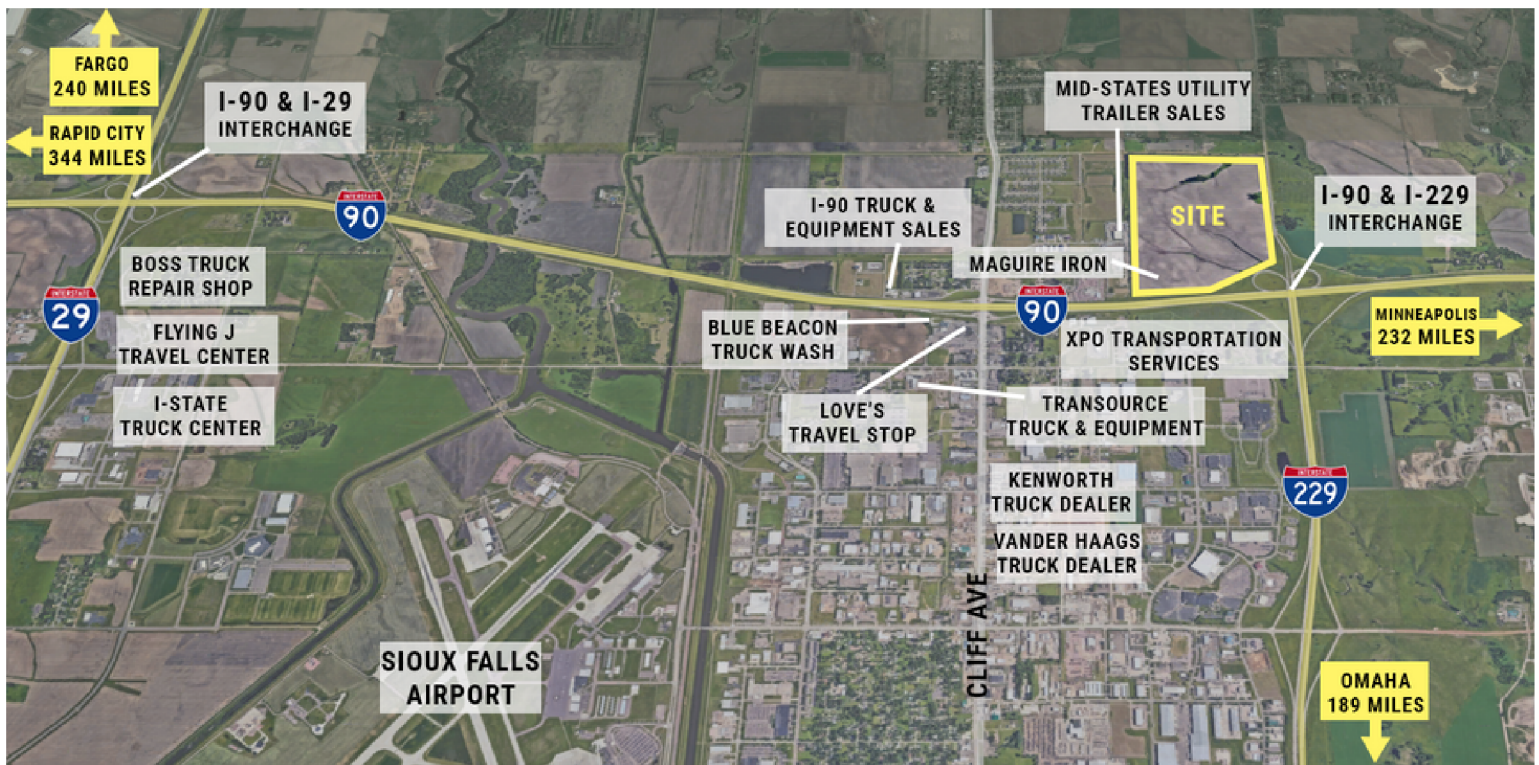
#### DESIGN BUILD CONSTRUCTION

Design build offers fast track project development with fantastic results bringing function, quality, economy and constructibility together seamlessly.

#### LEASE TO PURCHASE

We have extensive lease experience with or without sale options.

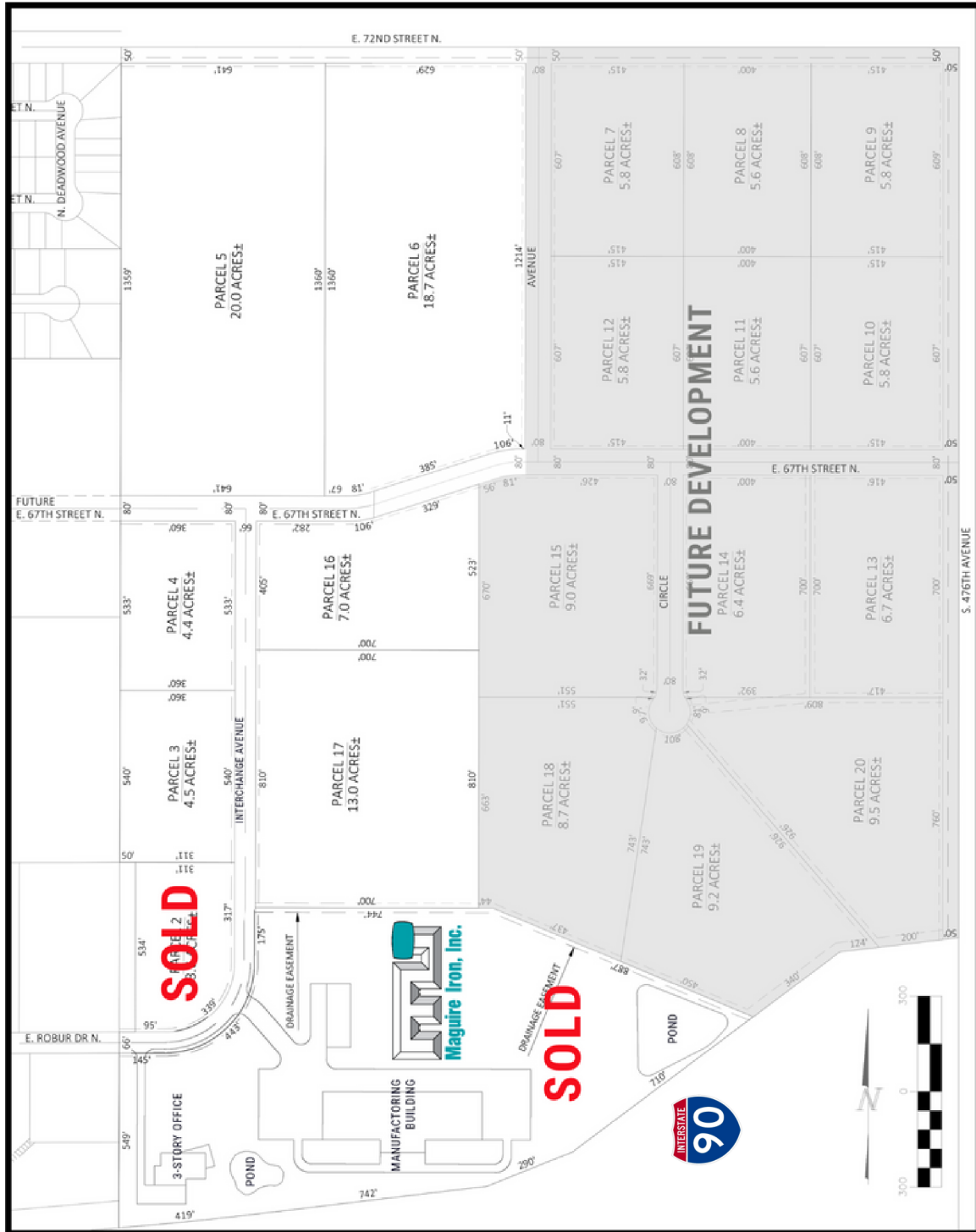
- Approximately 170 acres
- Subdividable to suit your needs
- Zoned I-1 (Light Industrial)
- Water, Midcontinent Fiber, Midamerican Natural Gas and Xcel Electric will be provided to the site in 2022
- Available workforce housing at adjacent properties
- Custom incentive packages with GOED
- Signaled intersection for ease
- 5 minute drive to I-29 and I-90



# SIOUX FALLS INDUSTRIAL PARK

ADJACENT TO I-90 & I-229 INTERCHANGE

## SITE PLAN CONCEPT A





# SIOUX FALLS INDUSTRIAL PARK

ADJACENT TO I-90 & I-229 INTERCHANGE

## SITE PLAN CONCEPT B



# SIoux FALLS INDUSTRIAL PARK

ADJACENT TO I-90 & I-229 INTERCHANGE

## SIoux FALLS LOCATION & WORKFORCE

**36**

AVERAGE AGE

**\$65.5K**

MEDIAN  
INCOME

**9%**

WORK IN  
MANUFACTURING

**47%**

HAVE COLLEGE  
DEGREES

- No personal or corporate income taxes.
- Low cost of living.
- A central location a few miles from Iowa and Minnesota borders.
- Sioux Falls had a population growth rate of 29.4% over the past 10 years, vs. national average 6.8%.
- Sioux Falls' labor force is growing by 2,000 workers a year.
- High graduation rates - over a third of the population holding four-year degrees.
- Sioux Falls unemployment rate for civilian labor is 2.5% in 2021.
- SF ranked 2nd most affordable city.
- \$7.9 billion worth of construction has occurred since 2010
- 23,400 new housing units have been built in Sioux Falls since 2010.
- Ranked #4 in "ease of doing business" report.

Source: 2022 Community Profile



# FULL SERVICE DEVELOPMENT PARTNER

## EXPERTISE

Land Development | Custom Design  
Builds | Industrial Construction |  
Commercial Real Estate | Commercial  
Property Management

**1.5M+**

Commercial SF  
Constructed

**1M+**

Commercial SF  
Under Management

When it comes to a Build-to-Suit partner, Van Buskirk Companies offers our own proven Design-Build process to help you plan, design and build an office and industrial space using the most cost-efficient methods available. Our senior construction management team oversees the entire project from start to finish, keeping quality up, costs down and expectations high. When you work with Van Buskirk Companies, you are working with 50 years of company history.

Not only do we help you build your dream, we can help as a financial partner by leveraging our equity and offer lease and/or purchase options. Owners of Van Buskirk Companies will work closely with you to find the best financial option for your business.

## LEADERSHIP TEAM



**CHAD VAN BUSKIRK**  
President of Construction

Chad leads the construction division utilizing his background as a civil engineer and bringing a decade of experience working on world class projects including Major League stadiums, the worlds largest convention centers, and automotive manufacturing facilities to the Sioux Falls commercial market of mixed use developments, restaurants, manufacturing and retail needs.



**STEVE VAN BUSKIRK**  
President of Land Development

Steve has over 25 years experience in construction, master-planned developments, governmental entitlement work, and brokerage. He graduated from the University of Minnesota with an MBA in Finance. Along with the rest of VBC's residential and commercial development team, he works residential and commercial projects from start to finish. Whether it is land development or building projects, he will help ensure the details are managed.



**MIKE VAN BUSKIRK**  
President of Operations

Mike is a licensed real estate broker and mechanical engineer who holds decades of experience in property management, leasing, selling and development of commercial and residential properties. Currently, VBC manages over a million square feet of commercial properties and 560 apartments in the area.



## VBC SIMILAR CASE STUDY HEIMAN FIRE EQUIPMENT

### Services Provided:

- Land Development,
- Design Build,
- Real Estate Brokerage

**12K**

Square Feet  
of Office

**27K**

Square Feet  
of Industrial

Delivered to the client  
**on time and on budget**

**SEE VIRTUAL TOUR**