

TRIPLE W LAND FOR SALE OR LEASE



Sioux Falls, SD

Size: Approx. 101.74 acres

Sale Price: \$38,500/acre

Lease Price: 7.5% cap rate
based on \$38,500/acre NNN

Current Zoning: AG

Taxes: \$3,411.19(2010)

- Located less than a mile from the Marion Road/I-90 interchange, scheduled to be completed in 2009
- Excellent industrial site potential
- Convenient access to Interstates 29 and 90
- Excellent visibility from I29
- Rail access available

For more information please contact:

Samuel R. Assam

Assam Commercial Real Estate, Inc.
3200 West 49th Street Sioux Falls, SD 57106

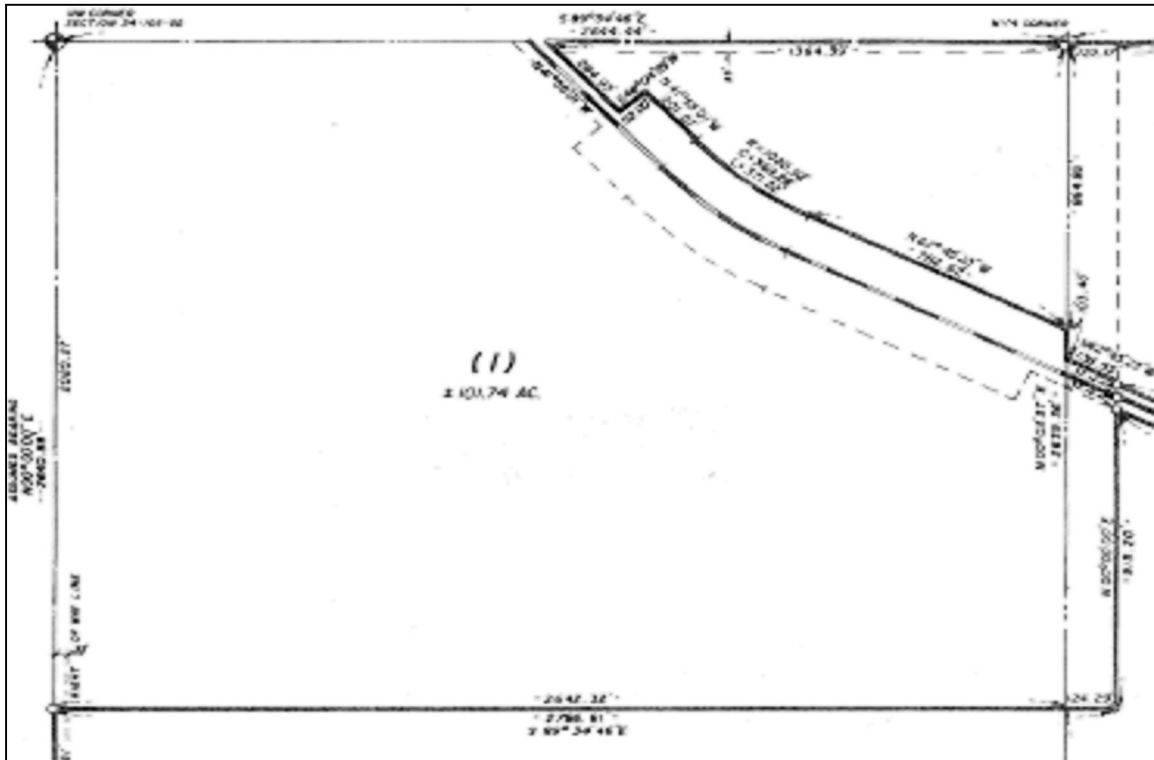
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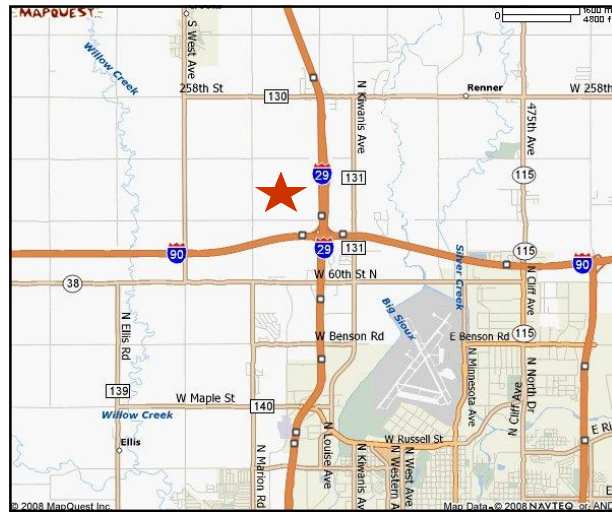


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