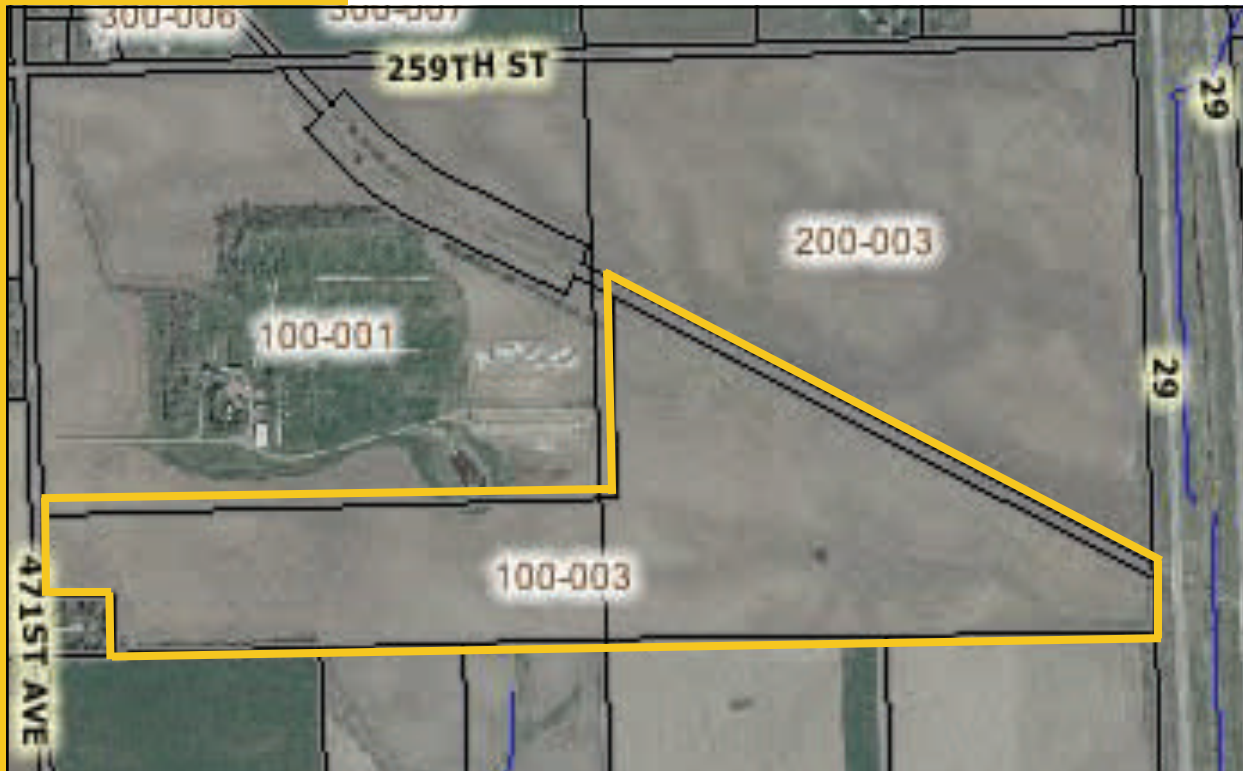


WINTERSTEEN LAND FOR SALE OR LEASE



Sioux Falls, SD

- ◆ **Size:** Approx. 88.62 acres
- ◆ **Sale Price:** \$38,500/ac
- ◆ **Lease Price :** 7.5% cap rate based on \$38,500 per acre/NNN
- ◆ **Current Zoning:** AG

- 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
- Also known as: 25932 471st Avenue

For more information please contact:

Samuel R. Assam

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

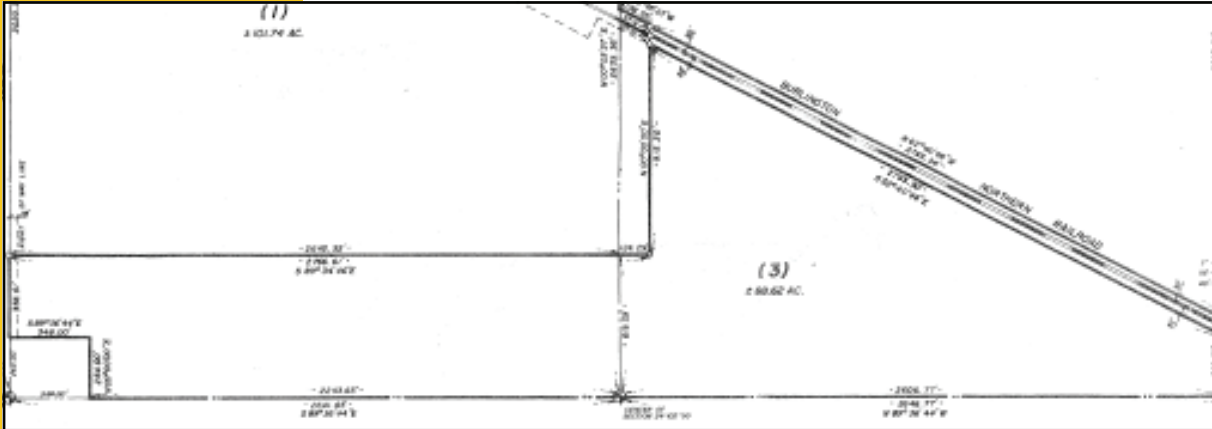
(605) 334-8040

assamre@assamcompanies.com www.assamcompanies.com

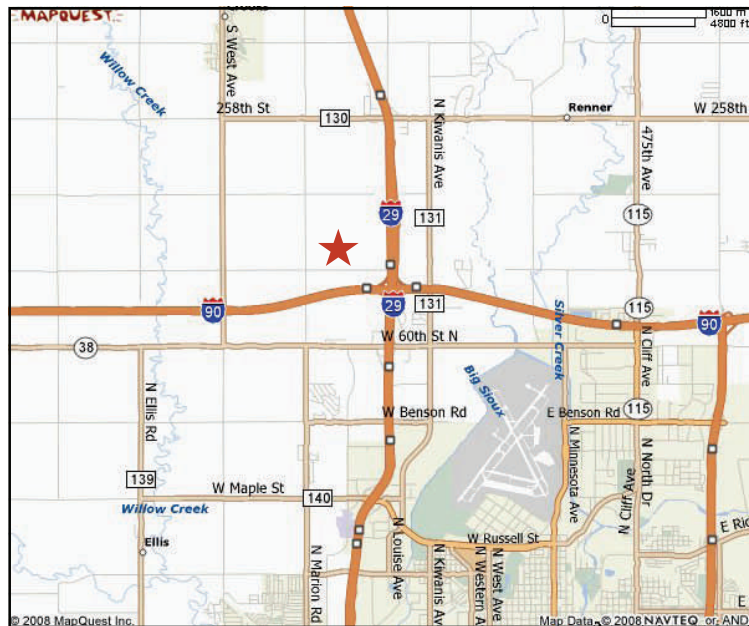


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access to
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I29 and I90**



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