

# Belle Fourche Business & Rail Park

## *Rail Ready for Business!*



## Belle Fourche

# DEVELOPMENT

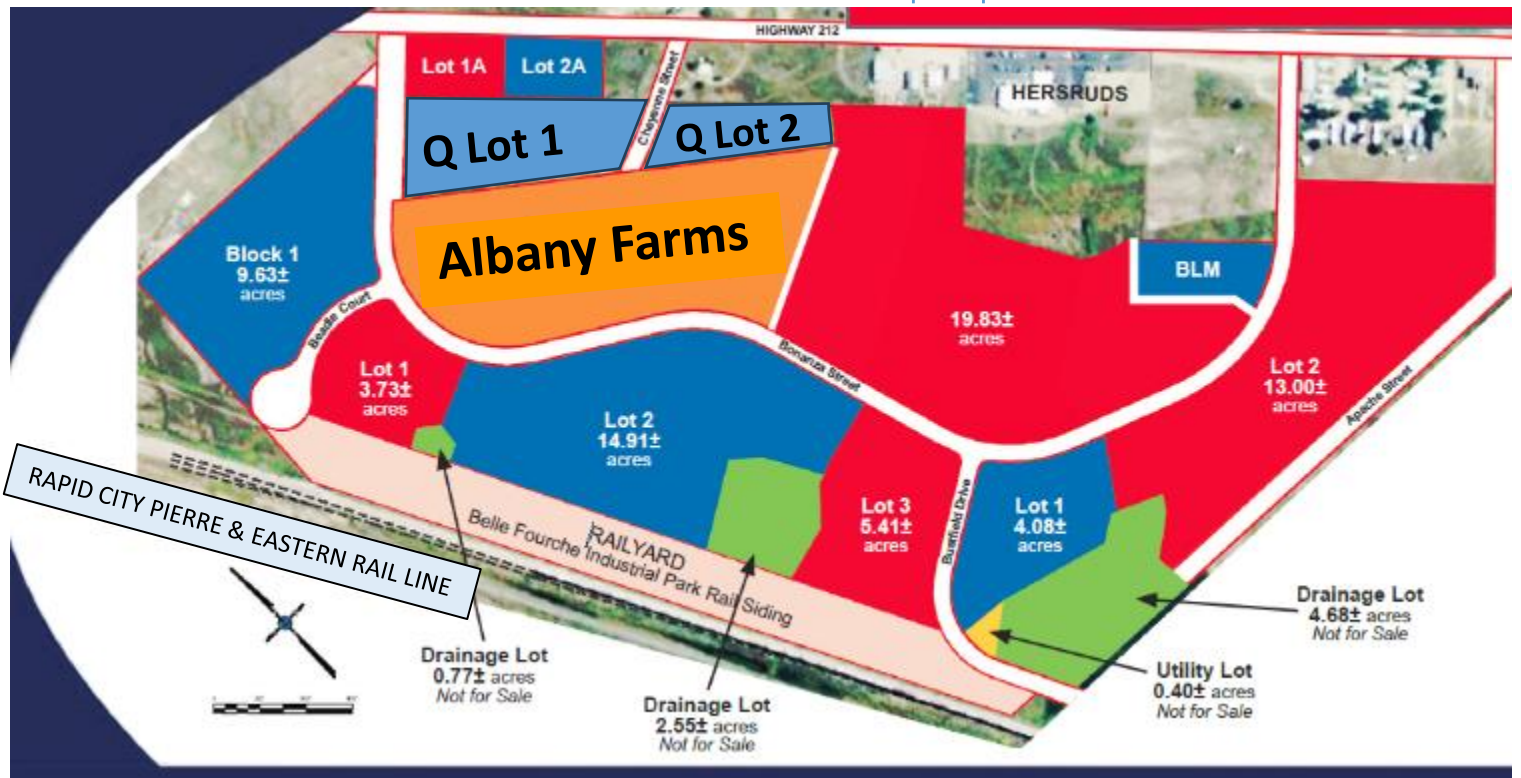
CORPORATION

# Belle Fourche

## Business & Rail Park

1. 74 acres of varied lot sizes that can be adjusted to fit the project needs to build a facility.
2. Several sites available, no existing buildings are available at this time.
3. Full utilities in place –
  1. water – looped 8” water line/ over 900 gals/minute,
  2. Sewer – 8” line
  3. 3 phase power, gas and telecom are at the curb throughout the Park.
  4. Electric provider – Black Hills Energy.
  5. Natural Gas provider – Montana-Dakota Utilities
4. Concrete road, curb & gutter - designed for industrial truck traffic, loops through the BFI&RP.
5. **A new 6244 ft. rail siding ready for customer use. Customer constructed rail spurs are permitted to facility location. New proposed track expansion for 2025 will add an additional 3000+ track feet to the BFB&RP.**
6. Belle Fourche is the official geographic center of the nation with a great transportation network:
  - 3 major highways –**
    - north/south Hwy 85,
    - east west Hwy 212 and 34
    - within 15 miles of Interstate-90
  - **Rail** through the center of the community with 5 day a week service to our BFI&RP served by the Rapid City Pierre & Eastern railroad
  - Within 60 miles of three airports.
6. Belle Fourche Business & Rail Park is located on the south side of Highway 212, a half a mile west of Highway 85.
7. **Local incentives include a \$0 for 5 year discretionary tax on new construction with valuation over \$30,000**

Belle Fourche Industrial & Rail Park lots for consideration.  
 Can be combined and subdivided to fit the needs of the prospect.



# Belle Fourche, South Dakota Business & Rail Park Siding

**6244' Three Track Rail Siding adjacent to the  
Belle Fourche Business & Rail Park**

New proposed track expansion  
for 2025 will add an additional  
3000+ track feet to the BFB&RP.

Current  
Belle Fourche  
Rail Siding  
6244' over  
three  
tracks

Belle Fourche  
Business & Rail Park



# Belle Fourche Business & Rail Park

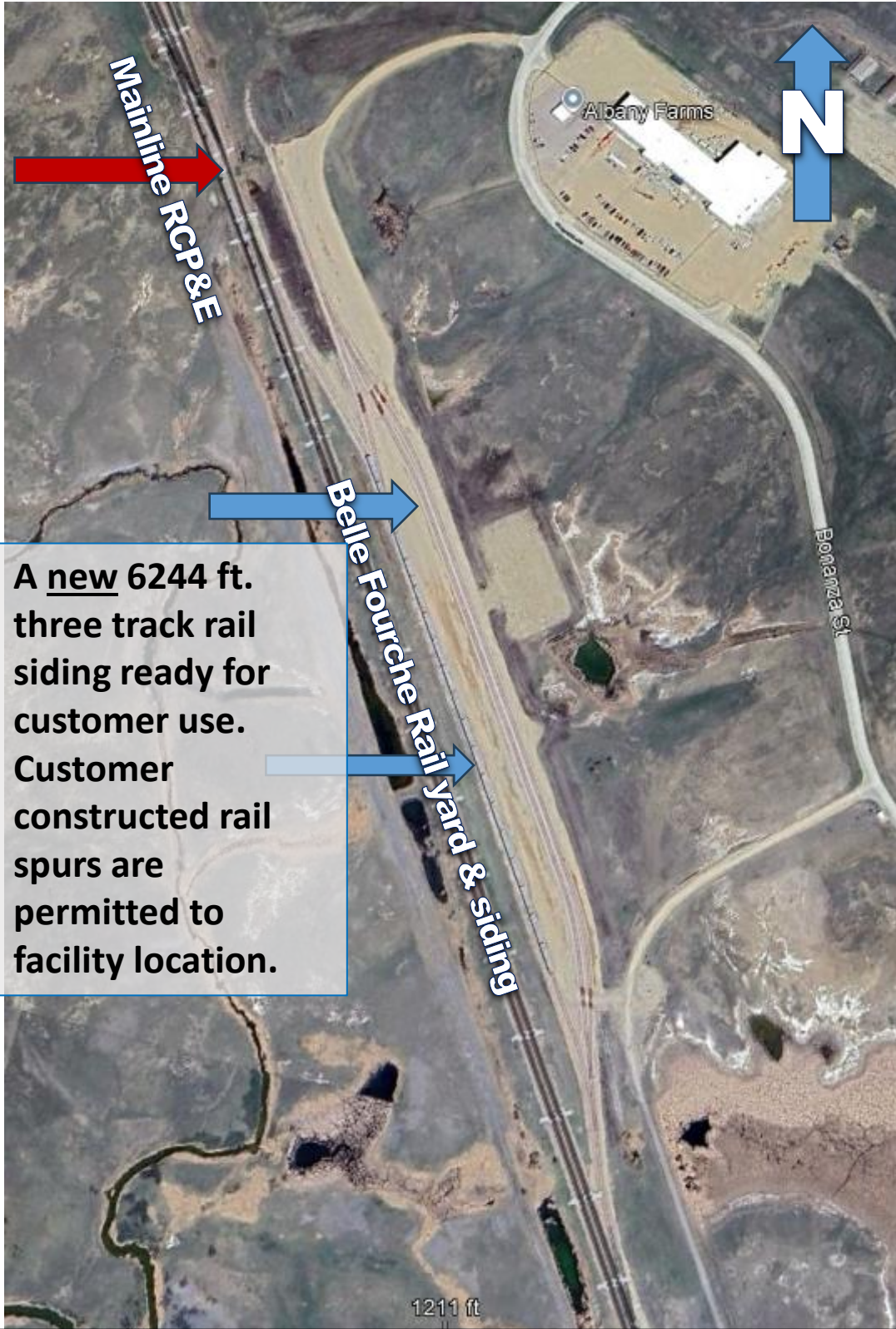
Google Earth ariel view of park and rail siding with proximity to US Hwy 212 and US Hwy 85 noted.



# Belle Fourche

## Business & Rail Park

Google Earth ariel view zoom in of railyard and siding



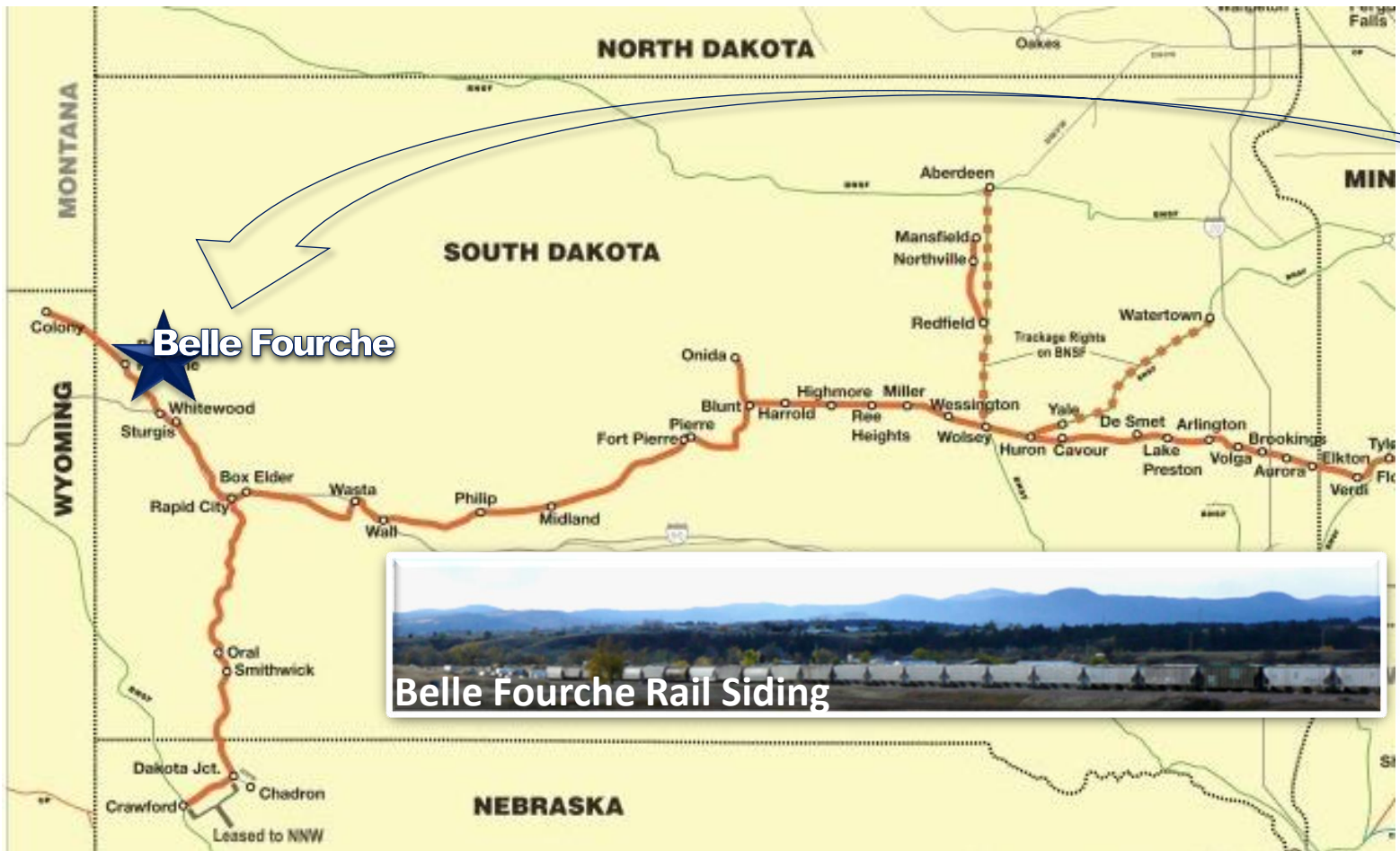
A new 6244 ft. three track rail siding ready for customer use. Customer constructed rail spurs are permitted to facility location.

# Belle Fourche, South Dakota Rail Service

Provided by:

Genesee & Wyoming Inc.

**— Rapid City, Pierre & Eastern Railroad**



# Belle Fourche Business & Rail Park



**Established  
as a 74 acre  
South Dakota  
Certified Ready Site**

