

INDUSTRIAL PARK FOR SALE

Pheasant Ridge Industrial Park
 Watertown
[Watertown, SD](#)
[Codington County](#)

145 Acres Available

SITE CHARACTERISTICS

Site Classification: Industrial Park	Zoning: I-1 Light Industrial
Acreage Available: 145	Soil Type: Sand and gravel
Topography: Rolling hills, max slope is 4%	Water Table: 10-15 ft
Elevation: 1770 to 1825	Resides in 100-Yr. Flood Plain: No

TRANSPORTATION

Name of Highway: US 212 & 81, I29, SD 20	Two or Four Lane: Both
Name of Airport: Watertown Municipal Airport (ATY)	Rail Carrier: Burlington Northern Santa Fe
Main or Branch Line: Branch	

UTILITIES

Water Provider: Watertown Municipal Utilities	Water Main Size: 8" and 10"
Static Pressure: 60 PSIG	Booster Pump Required: No
On-Site Storage: Yes	
Sewer Main Size: 10"	Storm Drainage System: No
Electricity Provider: Watertown Municipal Utilities	Total Interruptions/Year: 0
Service Voltage: 40,000 KW	Number of Instantaneous Delays: 0
Dual Feed from 1 Substation: Yes	Dual Feed from 2 Substations: Yes
Natural Gas Provider: Watertown Municipal Utilities	Gas Pressure: 60 PSIG
Gas Main Size: 4"	

PROTECTIVE SERVICES

Fire Station: Full-Time	Fire Insurance Class Rating: 5
24 Hour Police Patrol: Yes	

CLASSIFIED ZONING

State Enterprise Zone: No	Empowerment Zone: No
Specialized Local Zones: False	Enterprise Community: No
Foreign Trade Zone: No	

CONTACTS

Park Contact

Focus Watertown

Craig Atkins

PO Box 332, 1425 Mickelson Dr.

Watertown, SD 57201-7103

(605) 884-0340

Fax: (605) 882-0199

<http://www.focuswatertown.com>

info@focuswatertown.com

Local Development Corporation

Watertown-Focus Watertown

Craig Atkins, President

PO Box 332, 1425 Mickelson Dr.

Watertown, SD 57201-0332

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catkins@focuswatertown.com