

**XCEL ENERGY READY BUILDING**  
**7105 NORTHLAND TERRACE N**  
**BROOKLYN PARK, MINNESOTA**



READY BUILDING DETAILS	
Location	7105 Northland Terrace N, Brooklyn Park, MN 55428
Owner	Colliers International: Steve Nilsson 952-897-7899, Andrew Odney 952-897-7709
Size	Total: 63,981 SF, 15,109 SF Office, 34,125 Warehouse, 14,747 2nd FL Office
Zoning	Business Park
Asking price	\$6,078,000 (\$95/square foot)
Highway access	0.5 miles to I-94
Air access	23.5 miles to Minneapolis St. Paul International Airport
Rail access	No rail access

## UTILITIES

<b>Electric power</b>	Xcel Energy	UG Three Phase service, 13.8 kV feeder (looped)
<b>Natural gas</b>	CenterPoint Energy	1 ¼" PE, 170' connected to 50-55 psig main
<b>Water</b>	City of Brooklyn Park	8" water line
<b>Sewer</b>	City of Brooklyn Park	6" water line
<b>Telecom/fiber</b>	Comcast Business	1 Gig service, upload speeds of 35 mpbs.

## SITE DUE DILIGENCE AND COMMUNITY DOCUMENTATION

<b>Title commitment</b>	✓	<b>Archeological and Historic Use assessments</b>	Not required
<b>Aerial site views and maps</b>	✓	<b>Park covenants and restrictions</b>	
<b>Park master plan</b>	✓	<b>Transportation access maps</b>	✓
<b>Utility service maps</b>	✓	<b>Geotechnical study/soil survey</b>	
<b>Site dimensions and configuration</b>	✓	<b>FEMA Flood Plain Designation with map</b>	✓
<b>Wetlands delineation and map</b>	✓	<b>Air attainment status</b>	✓
<b>Phase 1 environmental assessment</b>		<b>Endangered species assessment</b>	Not required
<b>Community profile and demographics</b>	✓	<b>Letters of support</b>	Not required
<b>State and local incentives overview</b>	✓	<b>Business and industrial support services and amenities profile</b>	✓

## XCEL ENERGY CONTACT

### Patrice Meger

Manager, Corporate Economic Development  
patrice.b.meger@xcelenergy.com  
651-271-6955

## ECONOMIC DEVELOPMENT ORGANIZATION

### Daniela Lorenz

Business Development Coordinator  
Brooklyn Park  
daniela.lorenz@brooklynpark.org  
763-493-8145

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