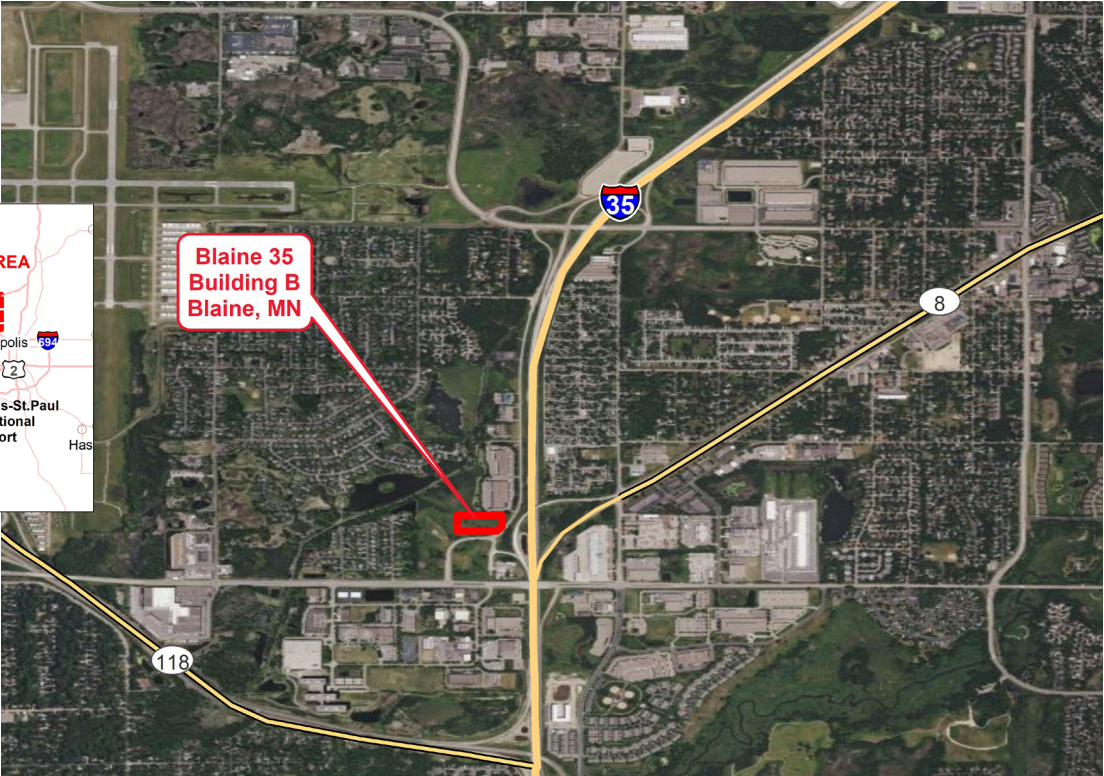


XCEL ENERGY READY BUILDING
BLAINE 35 BUILDING B
BLAINE, MINNESOTA



READY BUILDING DETAILS	
Location	NWC of 85th Avenue NE & Interstate 35W
Owner	Broker: Austin Lovin 612-336-4255
Size	98,900 SF
Zoning	Planned Business District
Asking price	\$6.35 / SF
Highway access	Adjacent to I-35W 1.1 miles to HWY 10
Air access	25.3 miles to Minneapolis St. Paul International Airport
Rail access	No rail access

UTILITIES

Electric power	Xcel Energy	3 phase, 34.5 kV
Natural gas	Xcel Energy	8" 60 psi PE main
Water	City of Blaine	8" watermain
Sewer	City of Blaine	8" sanitary sewer service
Storm water	City of Blaine	24" stormwater

SITE DUE DILIGENCE AND COMMUNITY DOCUMENTATION

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

XCEL ENERGY CONTACT

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ECONOMIC DEVELOPMENT ORGANIZATION

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