

XCEL ENERGY READY SITE
7105 NORTHLAND TERRACE N
BROOKLYN PARK, MINNESOTA



CERTIFIED SITE 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

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

SITE DUE DILIGENCE AND COMMUNITY DOCUMENTATION

Title commitment	✓	Archeological and Historic Use assessments	Not required
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	Not required
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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