

XCEL ENERGY CERTIFIED SITE
SOUTHEAST INDUSTRIAL PARK
COTTAGE GROVE, MINNESOTA



CERTIFIED SITE DETAILS	
Location	91st St. S. and Hemingway Ave., Cottage Grove, Minnesota South of Canadian Pacific Railway/US 10; east of Hamlet Park; north of 91st St. S.
Owner	HHHJWB, LLC
Size	18.5 acres available
Zoning	Heavy Industrial (I5)
Asking price	\$3.75/square foot
Highway access	1.6 miles to US 10 7.8 miles to I-494
Air access	18.4 miles to Minneapolis-St. Paul International Airport
Rail access	Active Canadian Pacific Railway spur to site

UTILITIES

Electric power	Xcel Energy	13.8 kV underground 3-phase lines 3 MW within 1,500'; 3,000' to possible additional 5 MW
Natural gas	Xcel Energy	4" and 6" lines Normal distribution pressure is 2 PSI, higher pressures available as needed
Water	City of Cottage Grove	20" ductile iron pipe adjacent to the site; 12" DIP serving the site 2,000 GPM; 52-56 PSI static
Sewer	City of Cottage Grove	Stub on site 30" to trunk line from right of way; 8", 0.234 MGD.
Storm water	City of Cottage Grove	The site will be required to meet the volume control requirement equal to infiltrating 1" of runoff from new impervious areas of development
Telecom/fiber	CenturyLink, Comcast	Cable, DSL, & mobile wireless currently available 100 Mbps download speed/25 Mbps upload speed

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	✓
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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