

XCEL ENERGY CERTIFIED SITE
ROSEMOUNT OPUS
ROSEMOUNT, MINNESOTA



| CERTIFIED SITE DETAILS | |
|------------------------|--|
| Location | County Road 42/145th Street Rosemount, Minnesota |
| Owner | OPUS Group Philip Cattnach philip.cattnach@opus-group.com |
| Size | 160 acres; relatively flat, undeveloped |
| Zoning | Agriculture with ability to rezone to Industrial (I-1); can include office, light industrial, distribution, warehouse, clean manufacturing, research and development, laboratory facilities, service-oriented retail |
| Asking price | \$141,570/acre |
| Highway access | Adjacent to CR 42 2.5 miles to US 52 10 miles to I-35 18.5 miles to I-94 |
| Air access | 19 miles to Minneapolis-St. Paul International Airport |
| Rail access | No rail access |

UTILITIES

| | | |
|-----------------------|--------------------------------|--|
| Electric power | Xcel Energy | Multiple high voltage transmission lines available, starting at 115 kV. 34.5 kV Overhead 3-phase with 25 MW of capacity at the site now; another 10 MW capacity in a line within .5 mile |
| Natural gas | Minnesota Energy Resources | 4" and 6" lines, 40-55 PSI |
| Water | City of Rosemount | City would extend existing water lines east from Rosemount 1 mile along CR 42 or construct a new well to serve this site for a significant user |
| Sewer | City of Rosemount | City would extend existing sewer lines east from Rosemount 1 mile along CR 42 for new user |
| Storm water | City of Rosemount | New lines not yet in place but are planned for this development |
| Telecom/fiber | Frontier Communications, Lumen | DSL, fixed wireless, mobile wireless, and cable Fiber would be extended east from Rosemount 1 mile along CR 42; 10 to <25 Mbps download; 6 to <10 Mbps upload |

SITE DUE DILIGENCE AND COMMUNITY DOCUMENTATION

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|--|---|---|---|
| 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

Patrice Meger

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

ECONOMIC DEVELOPMENT ORGANIZATION

Eric Van Oss

Economic Development Coordinator
 City of Rosemount
 eric.vanoss@ci.rosemount.mn.us
 651-322-2059

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