

1100 SPIRAL BLVD, HASTINGS, MN

CORPORATE ECONOMIC DEVELOPMENT

READY BUILDING BROCHURE



GENERAL SITE INFORMATION

Location	1100 Spiral Blvd, Hastings, MN
Owner Representative	Cushman & Wakefield, Tom Sullivan and Peter Fooshe
Size	68,024 SF (8,024 SF Office & 60,000 SF Warehouse)
Zoning	I-1, Industrial Park
Asking Price	Negotiable - For Sublease
Highway Access	Approximately 15 miles to I-494 via Highway 61, Approximately 23 miles to I-35E via Highway 61 and I-494
Air Access	28 miles (approximately 44 minutes) to Minneapolis-St. Paul Regional Airport
Rail Served	No rail access

UTILITY INFORMATION

Electric Power	Xcel Energy. 12.47 kV Overhead 3-Phase.
Natural Gas	CenterPoint Energy. 3" gas main along Enterprise Ave that is 26' WCL. It ends around 1184' NCL Spiral Blvd, and heads west towards the water tower. It ends 26' SCL and 108' WCL. Along Spiral Blvd, there is a 4" gas main, that runs at 31' SCL. Along Lighbourn Ct, there is a 2" gas main, that runs 24' WCL, curving around the cul-de-sac adjacent to the site, and ends at 54' ECL, 332' NCL.
Water	City of Hastings. Spiral Blvd 6" DIP service to 10" DIP main-Enterprise Ave 6" DIP service to 12" DIP main
Sewer	City of Hastings. Spiral Blvd 8" PVC Service on both Spiral Blvd and Enterprise Ave
Telecom/Fiber	Comcast. Fiber Delivery with Copper or Fiber Handoff

SITE DUE DILIGENCE DOCUMENTATION AVAILABLE (REPORTS AND DETAIL AVAILABLE)

Title Commitment	Archeological and Historic Use Assessments	<i>Not required</i>
Aerial Site Views and Maps	Park Covenants and Restrictions	<input checked="" type="checkbox"/>
Park Master Plan <input checked="" type="checkbox"/>	Transportation Access Maps	<input checked="" type="checkbox"/>
Utility Service Maps <input checked="" type="checkbox"/>	Geotechnical Study / Soil Survey	
Site Dimensions and Configuration <input checked="" type="checkbox"/>	FEMA Flood Plain Designation with map	<input checked="" type="checkbox"/>
Wetlands Delineation and Map	Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment	Endangered Species Assessment	<i>Not required</i>

GENERAL COMMUNITY INFORMATION

Community Profile and Demographics <input checked="" type="checkbox"/>	Letters of Support	<i>Not required</i>
State and Local Incentives Overview <input checked="" type="checkbox"/>	Business and Industrial Support Services and Amenities Profile	<input checked="" type="checkbox"/>



Economic Development Contact:

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