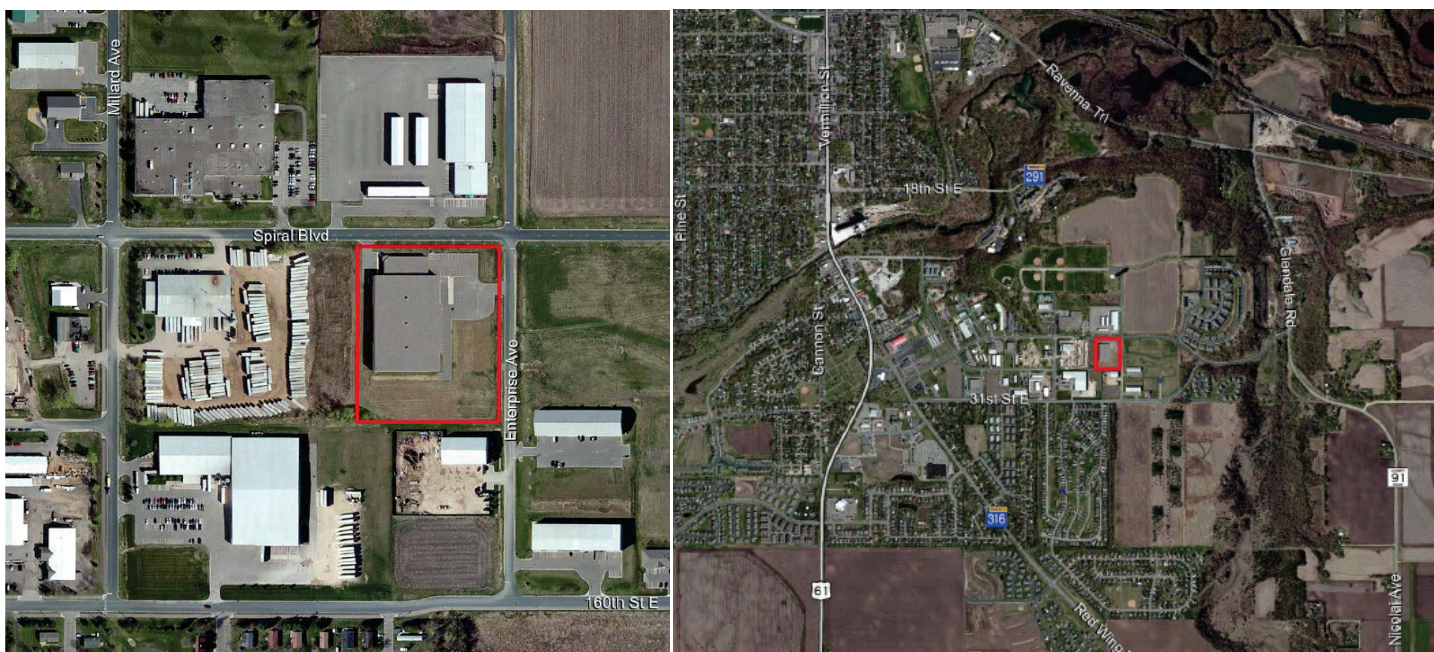




# 1100 Spiral Blvd, Hastings MN



## General Site Information

|                |   |
|----------------|---|
| Broker         | Tom Sullivan, Cushman & Wakefield: 952.837.8657, thomas.sullivan@cushwake.com<br>Peter Fooshe, Cushman & Wakefield: 952.820.8722, peter.fooshe@cushwake.com |
| Location       | 1100 Spiral Blvd, Hastings MN 55033   |
| 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 Access    | No rail access  |

|                |   |
|----------------|---|
| Electric Power | Xcel Energy: 12.47 kV Overhead 3-Phase.   |
| Natural Gas    | CenterPoint Energy: along Enterprise Ave, there is a 3" gas main 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  |

# 1100 Spiral Blvd, Hastings MN

## Site Due Diligence Documentation Available (reports and detail available)

|                                   |                                     |                                       |                                     |
|-----------------------------------|-------------------------------------|---------------------------------------|-------------------------------------|
| Title Commitment                  | N/A                                 | Park Covenants and Restrictions       | <input checked="" type="checkbox"/> |
| Aerial Site Views and Maps        | <input checked="" type="checkbox"/> | Transportation Access Maps            | <input checked="" type="checkbox"/> |
| Park Master Plan                  | <input checked="" type="checkbox"/> | Geotechnical Study / Soil Survey      | N/A                                 |
| Utility Service Maps              | <input checked="" type="checkbox"/> | FEMA Flood Plain Designation with Map | <input checked="" type="checkbox"/> |
| Site Dimensions and Configuration | <input checked="" type="checkbox"/> | Air Attainment Status                 | <input checked="" type="checkbox"/> |

|                                     |                                     |  |                                     |
|-------------------------------------|-------------------------------------|--|-------------------------------------|
| Profile and Demographics            | <input checked="" type="checkbox"/> | Letters of Support   | <input checked="" type="checkbox"/> |
| State and Local Incentives Overview | <input checked="" type="checkbox"/> | Business and Industrial Support Services and Amenities Profile | <input checked="" type="checkbox"/> |



### Economic Development Contact:

**Name:**

John Hinzman  
Community Development Director  
City of Hastings

**Address:**

101 4th St E  
Hastings, MN 55033

**Email:**

John.Hinzman@hastingsmn.gov  
**P:** 651.480.2378

### Xcel Energy Contact:

**Name:**

Ryan Bruers  
Manager  
Corporate Economic Development

**Address:**

Xcel Energy  
401 Nicollet Mall  
Minneapolis, MN 55401

**Email:**

Ryan.L.Bruers@xcelenergy.com  
**P:** 612.321.3186

XCEL ENERGY MAKES NO WARRANTY OR REPRESENTATION AS TO THE ACCURACY, QUALITY, AVAILABILITY, COMPLETENESS, OR SUITABILITY OF ANY INFORMATION CONTAINED HEREIN. All information must be independently verified. The user shall not rely on any of the information contained herein and shall assume all risk and responsibility arising from its use.