

1800 RIVERVIEW DRIVE NORTHFIELD, MN

READY BUILDING BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	1800 Riverview Drive, Northfield, Minnesota
Owner/ Representative	Yvonne Perkins, Boyd Perkins Group, 612.709.1555
Size	67,930 square feet total (58,970 square feet of warehouse space, 8,960 square feet of office space)
Zoning	I-2 Industrial in an Industrial District
Asking Price	\$3,500,000
Highway Access	1 block away from Hwy. 3, ~6 miles to I-35
Air Access	~41 miles to MSP International
Rail Served	No rail access

UTILITY INFORMATION

Electric Power	Xcel Energy. 13.8kV underground, 480 3-phase.
Natural Gas	Xcel Energy. 2" gas main, 55 psig with potential to increase pipe if needed.
Water	City of Northfield. 6" water line.
Sewer	City of Northfield. 12" sewer line
Telecom/Fiber	Arvig, Lumen, Zayo Group. Up to 10G / 100G.

SITE DUE DILIGENCE DOCUMENTATION AVAILABLE (REPORTS AND DETAIL AVAILABLE)

Title Commitment	<input checked="" type="checkbox"/>	Archeological and Historic Use Assessments	<i>Not required</i>
Aerial Site Views and Maps	<input checked="" type="checkbox"/>	Park Covenants and Restrictions	
Park Master Plan		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	<input checked="" type="checkbox"/>	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	
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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