

# 7105 NORTHLAND TERRACE N, BROOKLYN PARK, MN

CORPORATE ECONOMIC DEVELOPMENT

READY BUILDING BROCHURE



## GENERAL SITE INFORMATION

Location	7105 Northland Terrace N, Brooklyn Park, MN 55428
Owner Representative	Colliers International: Steve Nilsson, Andrew Odney
Size	15,109 Main Office, 14,747 2nd Floor Office, 34,125 Warehouse: Total 63,981SF w/ 20k Expansion Cap.
Zoning	BP: Business Park
Asking Price	\$6,078,000 (\$95 PSF)
Highway Access	0.5 miles to interchange with I-94 via Northland Drive
Air Access	23.5 miles to Minneapolis St. Paul International Airport
Rail Served	No rail access

## UTILITY INFORMATION

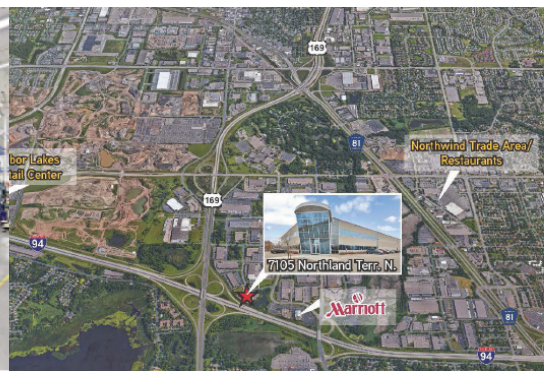
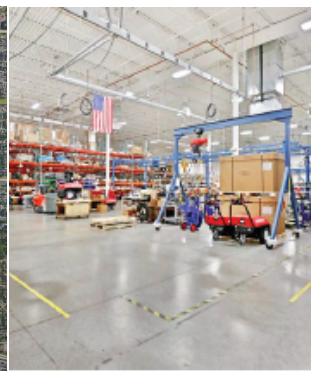
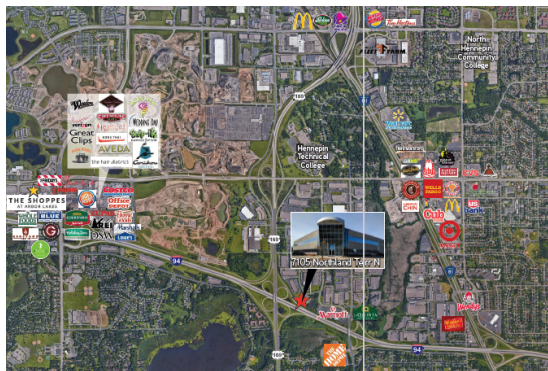
Electric Power	Xcel Energy. Underground three phase service, 13.8 kV feeder (looped).
Natural Gas	CenterPoint Energy. 1 ¼ " PE plastic, 170' connected to a 50-55psig main
Water	City of Brooklyn Park. 8" water line.
Sewer	City of Brooklyn Park. 6" water line.
Telecom/Fiber	Comcast Business 1 Gig service provides download speed of 1000 mbps, upload 35 mbps. CenturyLink Business Advanced provides download and upload speeds of 20 mbps with some parts of the area providing 1000 mbsp upload and download speed.

## 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	<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	<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	<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:

**Name:**

Daniela Lorenz  
Business Development  
Coordinator

**Address:**

City of Brooklyn Park  
5200 85th Ave N  
Brooklyn Park, MN 55443

**Email:**

Daniela.Lorenz@BrooklynPark.org  
P: 763.493.8145

### Xcel Energy Contact:

**Name:**

Ryan Bruers  
Manager  
Corporate Economic Development

**Address:**

Xcel Energy  
401 Nicollet Mall 07  
Minneapolis, MN 55401

**Email:**

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

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