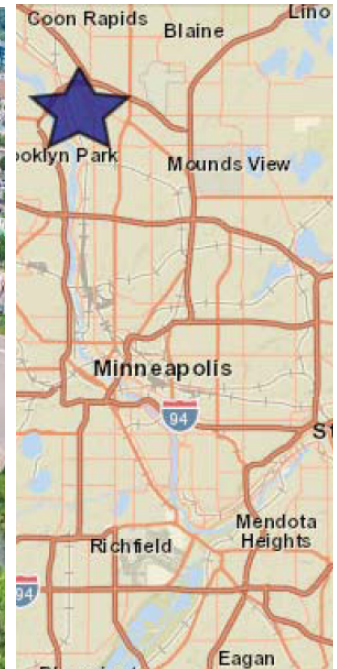


# 8701 EVERGREEN BLVD, COON RAPIDS, MN

READY BUILDING BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



## GENERAL SITE INFORMATION

Location	8701 Evergreen Blvd, Coon Rapids, MN
Owner Representative	CRA Advisors: Gary Gabrielson & Jason Gabrielson
Size	105,900 SF Total
Zoning	Industrial
Asking Price	\$5.75 PSF Warehouse, \$12.00 PSF Office
Highway Access	0.8 miles to Highway 47 interchange (divided highway), 1.8 miles to Highway 610/10 via Highway 47 (both divided highways), 5.5 miles to I-694 via Highway 47, 6.3 miles to I-35W via Highway 10
Air Access	26.6 miles to Minneapolis / St. Paul International
Rail Served	No rail access

## UTILITY INFORMATION

Electric Power	Xcel Energy. 3 Phase, 13.8 kV underground, looped.
Natural Gas	Centerpoint Energy. 1 1/4" plastic, 198' line above
Water	City of Coon Rapids. Served by 8" water with a 6" service that extends into building.
Sewer	City of Coon Rapids. 6" sewer line.
Telecom/Fiber	CenturyLink Business, Comcast Business - fiber; Nextera Communications, POPP Communications (Copper & DSL)

## 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	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>	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:**

Jacquel Hajder  
Economic Development  
Specialist

**Address:**

Anoka County  
Economic Development  
2100 3rd Avenue  
Anoka, MN 55303

**Email:**

Jacquel.Hajder@co.anoka.mn.us  
P: 612.358.8925

### 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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