

8775 ZACHARY LANE N, MAPLE GROVE, MN

READY BUILDING BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	7600 49th Ave N, New Hope, MN
Owner Representative	CBRE: Matt Oelschlager, John Ryden, Mike Bowen, JP Maloney
Size	Total 192,924 SF; Main Floor Office 18,744 SF, 9,372 SF 2nd Floor Office, Warehouse 164,808 SF
Zoning	I: Industrial
Asking Price	\$4.50 PSF Warehouse, \$8.50 PSF Office
Highway Access	1 mile to Highway 610, 3.6 miles to Highway 169, 2 miles to I-94 interchange at Hemlock Lane
Air Access	33 miles to Minneapolis St. Paul International Airport
Rail Served	No rail access

UTILITY INFORMATION

Electric Power	Xcel Energy. Four underground three phase services, 34.5 kV feeder (looped).
Natural Gas	CenterPoint Energy. 3" PE plastic, 870' connected to a 50-55psig main.
Water	City of Maple Grove. 8" DIP
Sewer	City of Maple Grove. 8" PVC
Telecom/Fiber	CenturyLink. 20mbps download/upload (access to 1000mbps upload/download in some areas). Comcast Business. 1GB, 1000 mbps download, 35mbps upload. Zayo: 100M, 1G, 10G, 40G, 100G available.

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	<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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Xcel Energy Contact:

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