



# 8775 Zachary Lane North, Maple Grove MN



## General Site Information

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Location	8775 Zachary Lane North, Maple Grove MN
Size	Total 192,924 SF, including 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 (4-lane), 3.6 miles to Highway 169 (4-lane), 2 miles to I-94 interchange at Hemlock Lane
Air Access	33 minutes to Minneapolis St. Paul International Airport
Rail Access	No rail access.

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	8inch DIP: Jay Murzyn, Utility Operations Engineer, City of Maple Grove, 763.494.6358
Sewer	8inch PVC: Jay Murzyn, Utility Operations Engineer, City of Maple Grove, 763.494.6358
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.

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

Title Commitment	<input checked="" type="checkbox"/>	Archeological and Historic Use Assessments	N/A
Aerial Site Views and Maps	<input checked="" type="checkbox"/>	Park Covenants and Restrictions	N/A
Park Master Plan	N/A	Transportation Access Maps	<input checked="" type="checkbox"/>
Utility Service Maps	<input checked="" type="checkbox"/>	Geotechnical Study / Soil Survey	N/A
Site Dimensions and Configuration	<input checked="" type="checkbox"/>	FEMA Flood Plain Designation with Map	<input checked="" type="checkbox"/>
Wetlands Map	<input checked="" type="checkbox"/>	Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment	N/A	Endangered Species Assessment	N/A

## General Community Information

Community Profile and Demographics	<input checked="" type="checkbox"/>	Letters of Support	N/A
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:**

Carie Wille  
Economic Development Manager  
City of Maple Grove

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### Xcel Energy Contact:

**Name:**

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