

**XCEL ENERGY CERTIFIED SITE**  
**BECKER INDUSTRIAL PARK**  
**BECKER, MINNESOTA**



CERTIFIED SITE DETAILS	
Location	Liberty Lane and Sherburne Avenue SE, fronting US 10 Becker, Minnesota
Owner	City of Becker Economic Development Authority 12060 Sherburne Ave, PO Box 250 Becker, MN 55308
Size	~50 acres over multiple contiguous lots that can be combined into two areas of 15 and 35 acres
Zoning	I-PRK; I-PG
Asking price	\$1.50/square foot
Highway access	Adjacent to US 10 9.6 miles to I-94 28 miles to I-35
Air access	60 miles to Minneapolis-St. Paul International Airport
Rail access	Local spur to BNSF Railway near site border

## UTILITIES

<b>Electric power</b>	Xcel Energy	34.5 kV or 12.5 KV overhead 3-phase lines 1,800' to Becker Substation; 2,700' to Salida Crossing Substation Can provide dual feed to Sherco Generating Station
<b>Natural gas</b>	Xcel Energy	4" line, 170-250 PSI
<b>Water</b>	City of Becker	10" water main in street right of way; 52 PSI, 10,900 GPM
<b>Sewer</b>	City of Becker	8" line in street right of way
<b>Storm water</b>	City of Becker	Site currently leased for agriculture; drainage plan for industrial park complete
<b>Telecom/fiber</b>	Palmer Wireless, Midco, KDL Windstream, Zayo Group, Eventis	Palmer Wireless fiber currently in the industrial park along Highway 10, adjacent to the east site boundary. KDL Windstream and Zayo Group Long Haul run along US 10 3 Mbps to <6 Mbps (download) 1.5 Mbps to < 3 Mbps (upload)

## SITE DUE DILIGENCE AND COMMUNITY DOCUMENTATION

<b>Title commitment</b>	✓	<b>Archeological and Historic Use assessments</b>	
<b>Aerial site views and maps</b>	✓	<b>Park covenants and restrictions</b>	None
<b>Park master plan</b>	✓	<b>Transportation access maps</b>	✓
<b>Utility service maps</b>	✓	<b>Geotechnical study/soil survey</b>	✓
<b>Site dimensions and configuration</b>	✓	<b>FEMA Flood Plain Designation with map</b>	✓
<b>Wetlands delineation and map</b>	✓	<b>Air attainment status</b>	✓
<b>Phase 1 environmental assessment</b>	✓	<b>Endangered species assessment</b>	
<b>Community profile and demographics</b>	✓	<b>Letters of support</b>	✓
<b>State and local incentives overview</b>	✓	<b>Business and industrial support services and amenities profile</b>	✓

### XCEL ENERGY CONTACT

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### ECONOMIC DEVELOPMENT ORGANIZATION

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