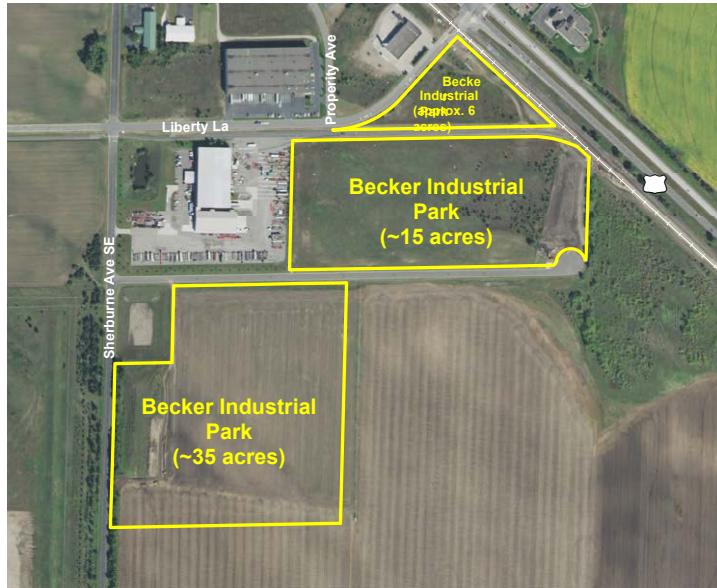


BECKER INDUSTRIAL PARK BECKER, MN

CERTIFIED SITE BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	City of Becker
Owner	City of Becker Economic Development Authority, 12060 Sherburne Avenue, 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	Industrial I-1 and I-2
Asking Price	\$1.50 / square foot
Highway Access	Adjacent to US Highway 10; 9.6 miles to I-94; 48 miles to I-35
Air Access	60 miles to Minneapolis St. Paul International Airport
Rail Served	Local spur connected to BNSF rail near site border

UTILITY INFORMATION

Electric Power	Xcel Energy. 34kV, overhead 3-phase, 2700' to Salida Crossing Substation. Dual feed available.
Natural Gas	Xcel Energy. 4" line, 170-250 PSI.
Water	City of Becker. 10" water main, 52 PSI, 10,900 GPM.
Sewer	City of Becker. 8 " sewer line.
Storm Water	City of Becker. Site currently leased for agriculture. Drainage plan for industrial park is complete.
Telecom/Fiber	Palmer Wireless, Midco, KDL Windstream, Zayo Group (long haul), Eventis.

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	<i>None</i>
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	<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	<input checked="" type="checkbox"/>
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: Marie Pflipsen
Director,
Community Development

Address: City of Becker
12060 Sherburne Avenue
P.O. Box 250
Becker, MN 55308

Email:
MPflipsen@ci.becker.mn.us
P: 763.200.4246

Xcel Energy Contact:

Name: Kali Judd
Manager, Corporate
Economic Development

Address: Xcel Energy
414 Nicollet Mall, 401-7
Minneapolis, MN 55401

Email:
Kali.M.Judd@xcelenergy.com
P: 515.661.3486

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