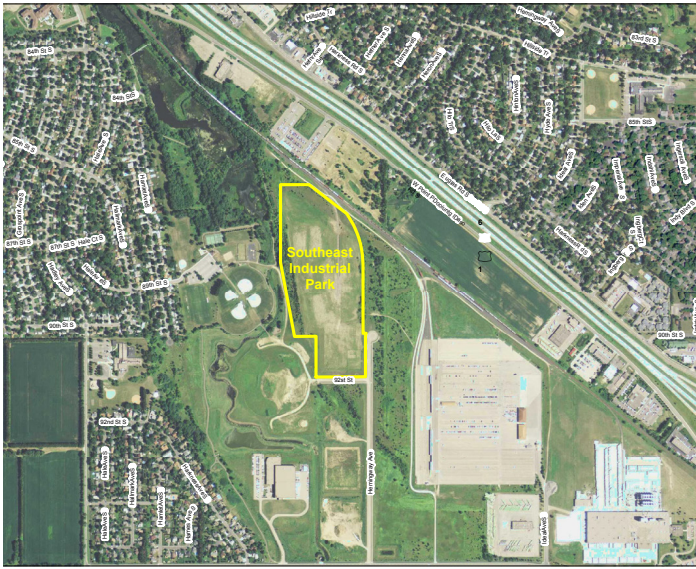


SOUTHEAST INDUSTRIAL PARK COTTAGE GROVE, MN

CERTIFIED SITE BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	91st Street South & Hemingway Ave. (South of the Canadian Pacific Railway and Highway 61, east of Hamlet Park, and north of 91st Street South)
Owner	HHHJWB, LLC
Size	~23 acres remaining of 40 acres originally certified
Zoning	I5 - Heavy Industrial
Asking Price	\$3.75 / square foot
Highway Access	7.8 miles to I-494, 1.6 miles to US Highway 10 (4-lane), 18.4 miles to Minneapolis
Air Access	~18 miles to Minneapolis St. Paul International Airport
Rail Access	Canadian Pacific Railway. Active spur adjacent to the site.

UTILITY INFORMATION

Electric Power	Xcel Energy. 13.8kV, underground 3-phase. Dual feed available.
Natural Gas	Xcel Energy. 4" gas line, 60 psig.
Water	City of Cottage Grove. 12" D.I.P. serving the site. 2,000 GPM; 52-56 psi static.
Sewer	City of Cottage Grove. 8" sewer line, 0.234 MGD.
Storm Water	City of Cottage Grove. The site will be required to meet the volume control requirement equal to infiltrating 1" of runoff from new impervious areas of development.
Telecom/Fiber	Lumen, Comcast. Cable, DSL & Mobile Wireless available at site, 100 Mbps download / 25 Mbps upload.

COTTAGE GROVE SOUTHEAST INDUSTRIAL PARK

SITE DUE DILIGENCE DOCUMENTATION AVAILABLE (REPORTS AND DETAIL AVAILABLE)

Title Commitment	<input checked="" type="checkbox"/>	Archeological and Historic Use Assessments	<input checked="" type="checkbox"/>
Aerial Site Views and Maps	<input checked="" type="checkbox"/>	Park Covenants and Restrictions	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>

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: Christine Costello
Director

Address: City of Cottage Grove
12800 Ravine
Parkway South
Cottage Grove, MN 55016

Email:
CCostello@cottage-grove.org
P: 612.458.2824

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

XCEL ENERGY MAKES NO WARRANTY OR REPRESENTATION AS TO THE ACCURACY, QUALITY, AVAILABILITY, COMPLETENESS, OR SUITABILITY OF ANY INFORMATION CONTAINED HEREIN. ALL INFORMATION MUST BE INDEPENDENTLY VERIFIED. THE USER SHALL NOT RELY ON ANY OF THE INFORMATION CONTAINED HEREIN AND SHALL ASSUME ALL RISK AND RESPONSIBILITY ARISING FROM ITS USE.

