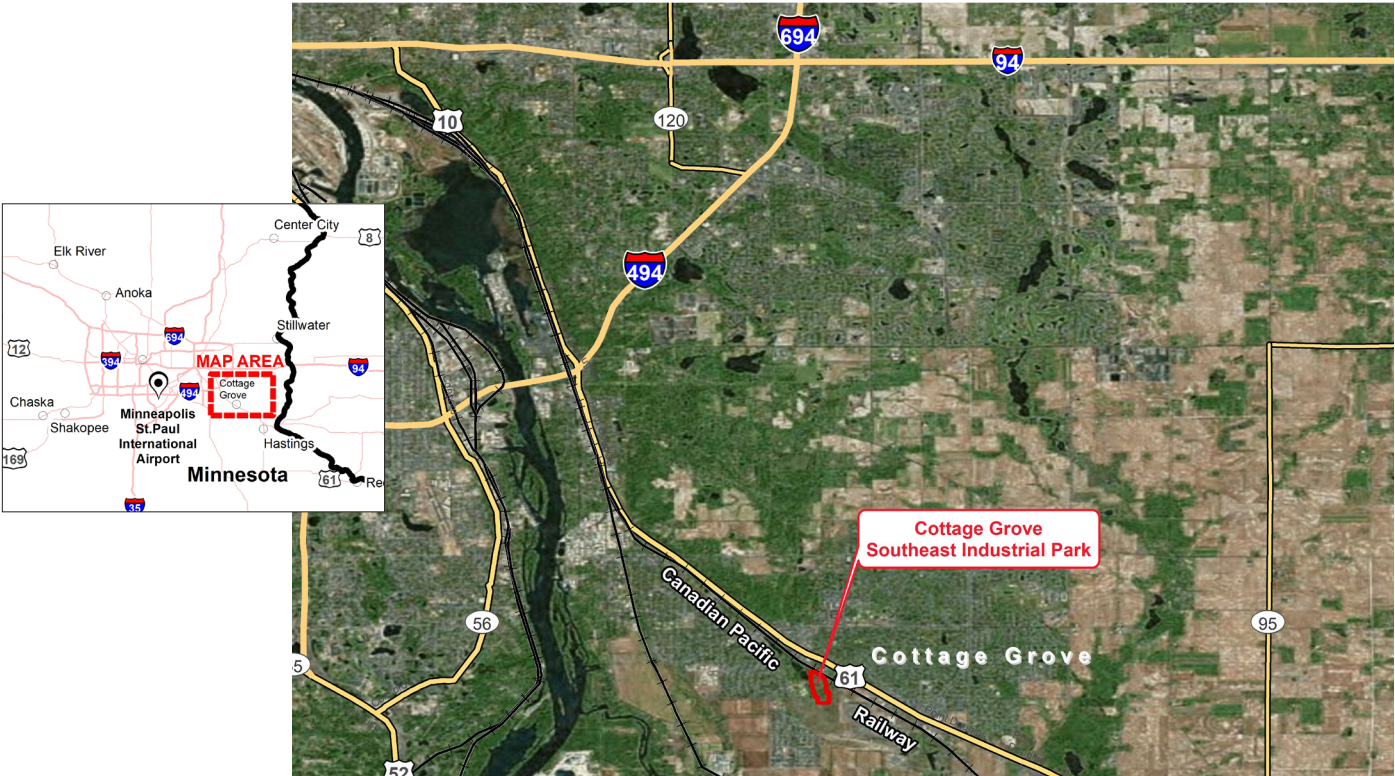


**XCEL ENERGY CERTIFIED SITE**  
**SOUTHEAST INDUSTRIAL PARK**  
**COTTAGE GROVE, MINNESOTA**



CERTIFIED SITE DETAILS	
Location	91st St. S. and Hemingway Ave., Cottage Grove, Minnesota South of Canadian Pacific Railway/US 10; east of Hamlet Park; north of 91st St. S.
Owner	HHHJWB, LLC
Size	18.5 acres available
Zoning	Heavy Industrial (I5)
Asking price	\$3.75/square foot
Highway access	1.6 miles to US 10 7.8 miles to I-494
Air access	18.4 miles to Minneapolis-St. Paul International Airport
Rail access	Active Canadian Pacific Railway spur to site

## UTILITIES

<b>Electric power</b>	Xcel Energy	13.8 kV underground 3-phase lines 3 MW within 1,500'; 3,000' to possible additional 5 MW
<b>Natural gas</b>	Xcel Energy	4" and 6" lines Normal distribution pressure is 2 PSI, higher pressures available as needed
<b>Water</b>	City of Cottage Grove	20" ductile iron pipe adjacent to the site; 12" DIP serving the site 2,000 GPM; 52-56 PSI static
<b>Sewer</b>	City of Cottage Grove	Stub on site 30" to trunk line from right of way; 8" 0.234 MGD.
<b>Storm water</b>	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
<b>Telecom/fiber</b>	CenturyLink, Comcast	Cable, DSL, & mobile wireless currently available 100 Mbps download speed/25 Mbps upload speed

## 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>	✓
<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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