

Sherco 1

Address:

13999 Industrial Blvd
Becker, MN 55308

Property and area description:

Xcel Energy has a 485 Acre parcel of land that is located near its Sherco plant. Becker is a vibrant Central Minnesota community located along State Highway 10, a major state highway in the southern portion of Sherburne County. Becker is conveniently located 16 miles from St. Cloud and 45 miles from downtown Minneapolis. Becker remains a strong regional center to the major metropolitan areas and surrounding communities. The community is rich and diverse and offers a unique combination of small town charm and a variety of amenities to support large scale industrial and manufacturing businesses.

Transportation

This site is 60 Miles from Minneapolis/St. Paul International Airport and 15 miles from St. Cloud Regional Airport. Site also has access for US Highway 10, and is located 9 miles from US Interstate 94. Rail access could also be added as there is a BNSF main line that runs through Becker.



Building details

Expandable	Yes	Zoning	Industrial
Construction type	New	Within city limits	Yes
Site size (acres)	485 acres	Former use	Agriculture

Utilities:

Electric Utility: Xcel Energy
Natural Gas Utility: Xcel Energy
Water and Sewer: City of Becker

Offering:

Sale Price: \$25,000 per Acre or \$12,125,000.00
Lease Rate (sq. ft./year): Lease Available

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