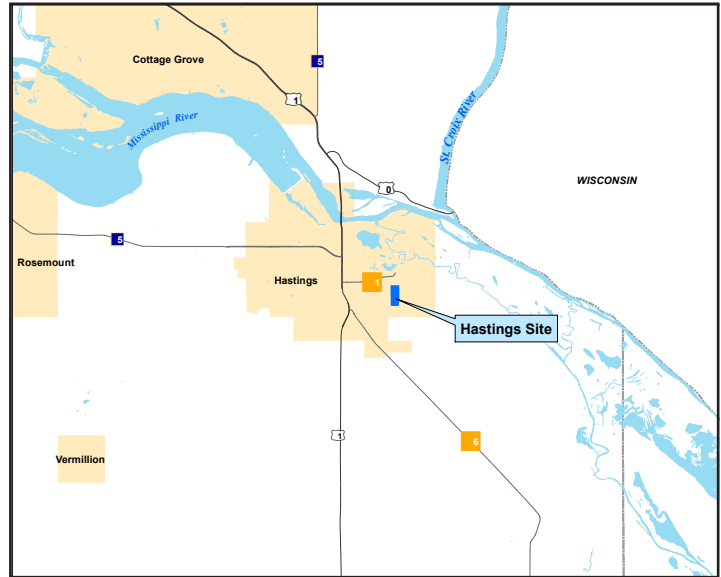


HASTINGS INDUSTRIAL PARK HASTINGS, MN

CERTIFIED SITE BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	Corner of Enterprise Avenue and Spiral Blvd, Hastings, MN
Owner	55033 City of Hastings
Size	55.58 acres
Zoning	I1 - Industrial
Asking Price	\$1.65 / square foot
Highway Access	~15 miles to I-494, ~23 miles to I-35E, 1 mile to US 61 (4-lane highway)
Air Access	~30 miles to Minneapolis St. Paul International Airport
Rail Access	No rail access

UTILITY INFORMATION

Electric Power	Xcel Energy. 12.47kV Overhead 3-phase.
Natural Gas	CenterPoint Energy. 4" gas line, 50-55 PSI.
Water	City of Hastings. 6" public main lines beneath Spiral Boulevard 47 feet from the northern property line.
Sewer	Metropolitan Council. 10" public sanitary sewer main line.
Storm Water	City of Hastings. Parcels south of Spiral Blvd have been platted, and storm, water main, and sanitary sewer infrastructure is ready to go. The parcel north of Spiral Blvd has not been platted, no storm water infrastructure is in place. Developer would need to design and install per City Ordinance.
Telecom/Fiber	Comcast, Haiwatha, Zayo Group. Fiber, telecom / broadband up to 10Gb.

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:

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Director

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