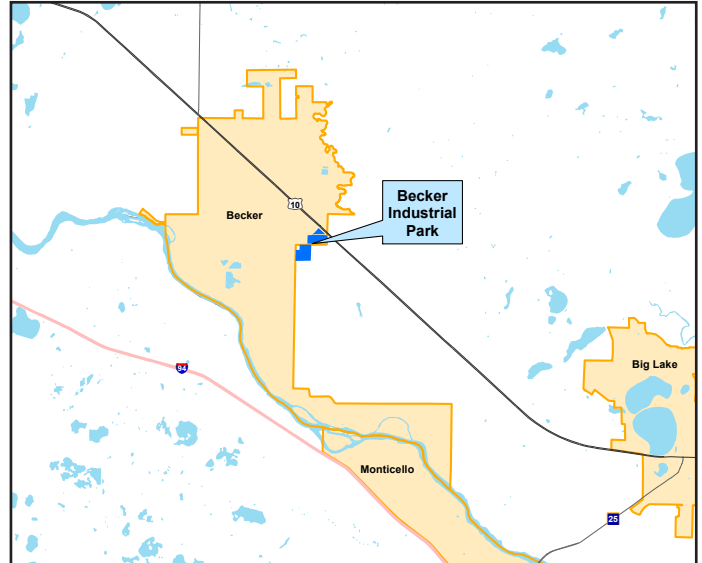
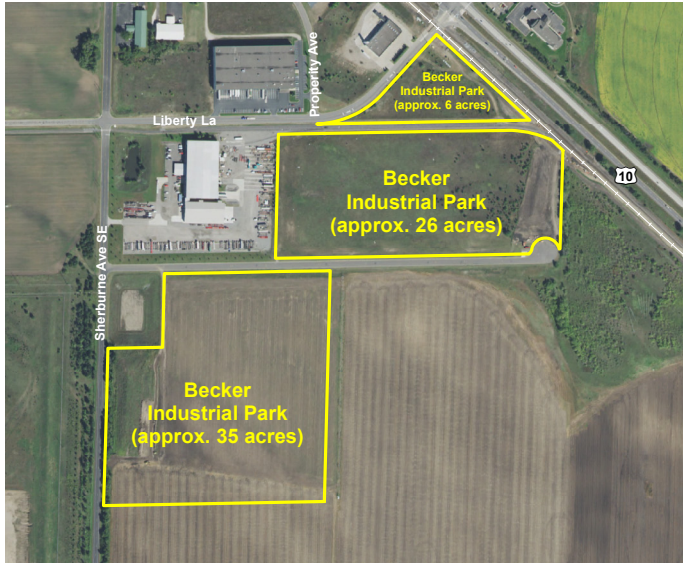




Becker Industrial Park



General Site Information

Location	City of Becker
Owner	City of Becker Economic Development Authority, 12060 Sherburne Avenue, PO Box 250, Becker, MN 55308
Size	~60 acres over multiple, contiguous lots that can be combined into two areas of 25 and 35 acres
Zoning	I-PRK
Asking Price	\$1.65 to \$1.90/SF
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. 34.5kV or 12.5kV overhead 3-phase lines. 1800' to the Becker Substation and 2700' to Salida Crossing Substation. Can provide dual feed to the Sherco Generation station
Natural Gas	Xcel Energy. 4" line, 170-250 PSI
Water	City of Becker. 10" water main in street right of way. 52 PSI, 10,900 GPM
Sewer	City of Becker. 8 inch line is in the street right of way.
Storm Water	City of Becker. Site currently leased for agriculture. Drainage plan for industrial park is complete
Telecom/Fiber	Arvig: 888-828-4988 , Midco, KDL Windstream, Zayo (long haul), Eventis. Arvig fiber currently in the industrial park along Highway 10, adjacent to the east site boundary; ethernet upload/download speeds up to 10 Gig & wave services speeds up to 100 Gig. KDL Windstream and Zayo Long Haul also runs along Highway 10. 3 Mbps to < 6 Mbps (download) 1.5 Mbps to < 3 Mbps (upload)

Becker 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	<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 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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City of Becker

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