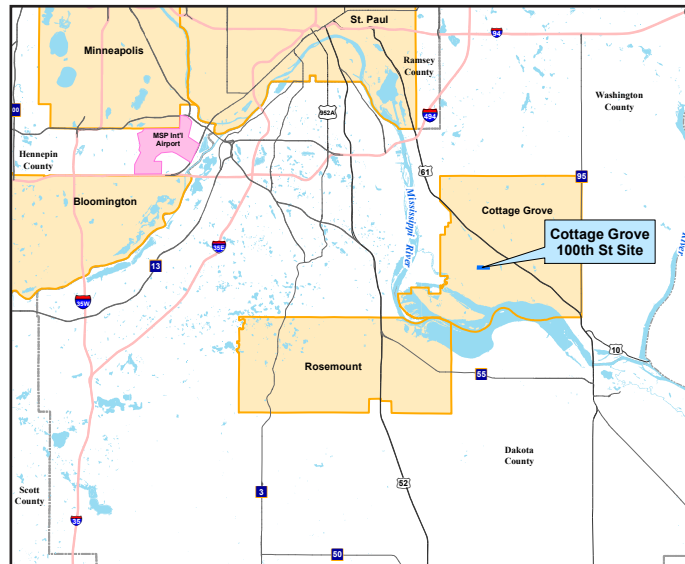
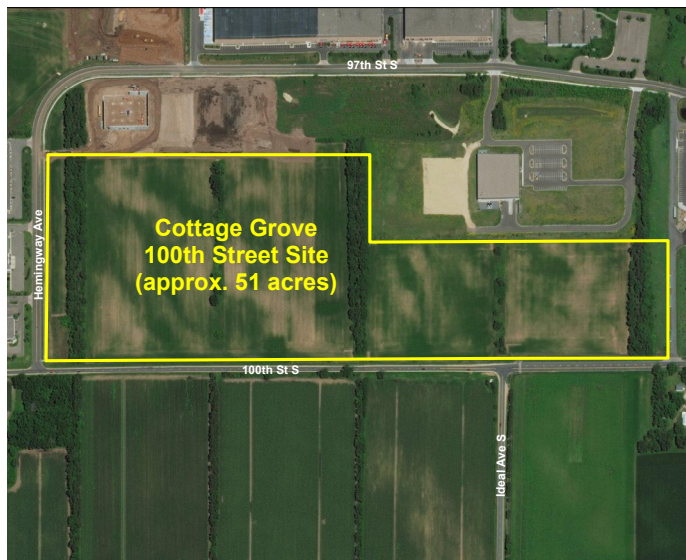




Cottage Grove – 100th Street



General Site Information

Location	East corner of 100th St. and Hemingway Ave S, Cottage Grove MN
Owner	WAG Farms Inc. Contact City of Cottage Grove Economic Development Department
Size	50.57 acres
Zoning	Industrial 3
Asking Price	\$141,570/acre (\$3.25/ft)
Highway Access	13.4 miles to I-35E; 11 miles to I-94; 1.24 miles to 4-lane US Highway 10/61
Air Access	18.4 miles to Minneapolis St. Paul International Airport
Rail Served	No rail access

Utility Information

Electric Power	Xcel Energy. 13.8 kV overhead 3-phase, 5 MW immediately at the site, 7000' to possible additional 5 MW
Natural Gas	Xcel Energy. 4" gas line, 60 psi
Water	City of Cottage Grove. Water lines are adjacent to the site, located within the adjacent city right-of-way of Hemingway Avenue & 100th Street. 12 inch, 2,000 gpm approximately.
Sewer	City of Cottage Grove. Stub on site, 40 feet to trunk line from right-of-way, 6 inch, 0.303 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	CenturyLink, Comcast. Cable, DSL, & Mobile Wireless currently available at site. 100 Mbps download speed/25 Mbps upload speed

Cottage Grove – 100th Street

Site Due Diligence Documentation Available (reports and detail available)

Title Commitment	☒	Archeological and Historic Use Assessments	☒
Aerial Site Views and Maps	☒	Park Covenants and Restrictions	None
Park Master Plan	☒	Transportation Access Maps	☒
Utility Service Maps	☒	Geotechnical Study / Soil Survey	☒
Site Dimensions and Configuration	☒	FEMA Flood Plain Designation with Map	☒
Wetlands Map	☒	Air Attainment Status	☒
Phase 1 Environmental Assessment	☒	Endangered Species Assessment	☒

General Community Information

Community Profile and Demographics	☒	Letters of Support	☒
State and Local Incentives Overview	☒	Business and Industrial Support Services and Amenities Profile	☒

Economic Development Contact:

Name:

Christine Costello
Director
Economic Development

Address:

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

Email:

ccostello@cottage-grove.org

Phone: 651.458.2824

Xcel Energy Contact:

Name:

Ryan Bruers
Manager
Corporate Economic Development

Address:

Xcel Energy
401 Nicollet Mall
Minneapolis, MN 55401

Email:

Ryan.L.Bruers@xcelenergy.com

Phone: 612.321.3186

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