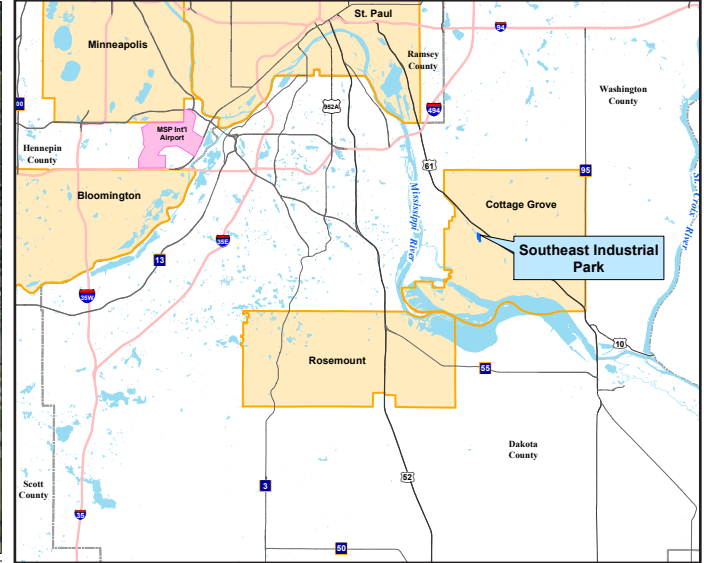




Cottage Grove Southeast Industrial Park



General Site Information

Location	91st Street South & Hemingway Ave. (South of the Canadian Pacific Railway and Highway 61, east of Hamlet Park, and north of 91st Street South)
Owner	HHHJWB, LLC
Size	Approximately 39 acres
Zoning	I5 - Heavy Industrial
Asking Price	\$3.75/sq. ft.
Highway Access	7.8 miles to I-494; 1.6 miles to US Highway 10 (4-lane); 18.4 miles to Minneapolis
Air Access	St. Paul International Airport
Rail Served	Canadian Pacific Railway. Active spur to the site.

Utility Information

Electric Power	Xcel Energy. 13.8kV underground 3-phase. 3 MW within 1500'. Additional 5 MW withing 3000'
Natural Gas	Xcel Energy. Both 4 inch and 6 inch lines near the site. Normal distribution pressure is 2 psi, but Xcel Energy can handle larger pressures should equipment needs arise.
Water	City of Cottage Grove. 20" D.I.P adjacent to the site; 12" D.I.P. serving the site. 2,000 GPM; 52-56 psi static.
Sewer	City of Cottage Grove. Stub on site, 30 feet to trunk line from right-of-way. 8 inch, 0.234 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 – Southeast 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	<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 FEMA	<input checked="" type="checkbox"/>
Site Dimensions and Configuration	<input checked="" type="checkbox"/>	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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