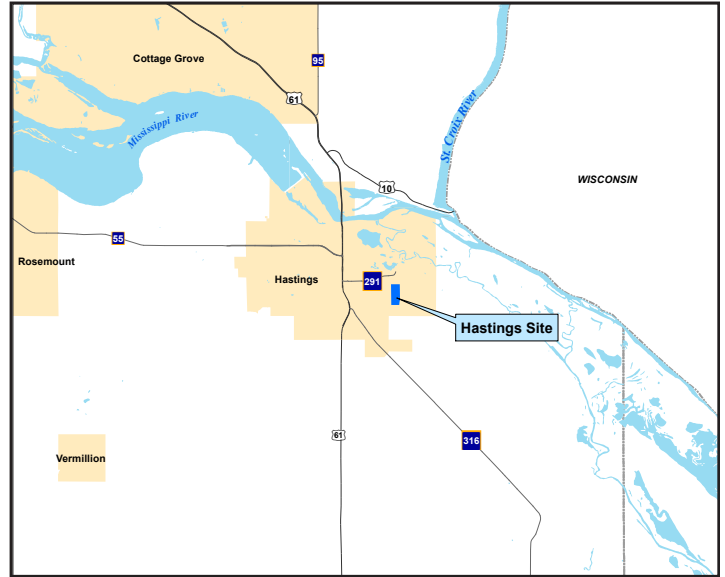




Hastings Industrial Park



General Site Information

Location	Corner of Enterprise Avenue and Spiral Blvd, Hastings, MN 55033
Owner	City of Hastings
Size	55.58 acres
Zoning	I1 - Industrial
Asking Price	\$1.54/sq. ft.
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 Served	No rail access.

Utility Information

Electric Power	Xcel Energy. Adjacent to site. 12.47kV Overhead 3-phase.
Natural Gas	CenterPoint Energy. 2", 3" and 4" gas main lines serve the industrial park, all near the site. 50-55 PSIG.
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 lines are beneath Spiral Boulevard 35 feet from the northern property 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, so no storm water infrastructure is in place and developer would need to design and install it per City Ordinance.
Telecom/Fiber	Comcast, Haiwatha and Zayo can all serve the site with fiber telecom or broadband service to 10Gb at present.

Hastings 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	<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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