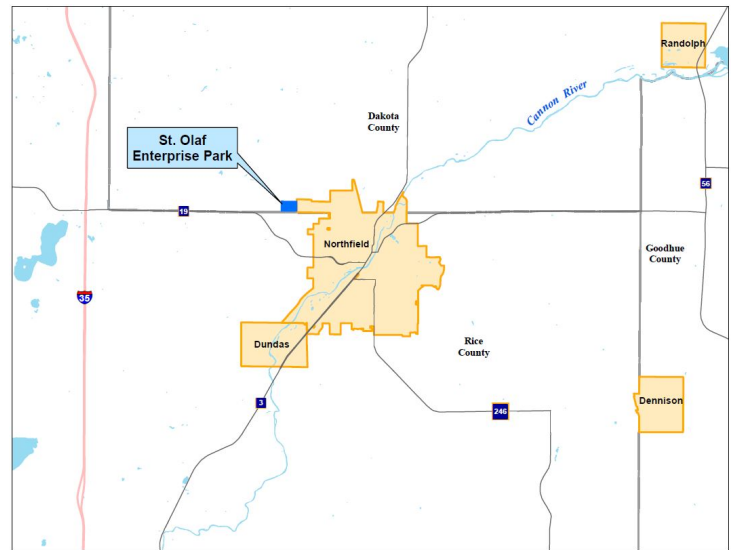




St. Olaf Enterprise Park



General Site Information

Location	2000 North Ave, Northfi Id, MN 55057
Owner	St. Olaf College 1520 St. Olaf Avenue, Northfi Id, MN 55057
Size	59 acres
Zoning	Currently planned for Light Industrial, currently Agricultural
Asking Price	\$100,000 per acre
Highway Access	5.6 miles to I-35; 35 miles to I-94; 62 miles to I-90; 17 miles to US Highway 52
Air Access	37 miles to Minneapolis St. Paul International Airport
Rail Access	No rail access

Utility Information

Electric Power	Xcel Energy. 13.8kV underground 3-phase. 1 MW immediately available at the site. 3 MW available in a line within 1.5 miles. Substation within 2.5 miles.
Natural Gas	Xcel Energy. 4" PEYP, 60 PSI
Water	City of Northfield. 12-inch, .9 MGD, 60-70 PSI
Sewer	City of Northfield. 12 inch main, 2000 gal/day/acre
Storm Water	City of Northfield. On-site treatment needs to be provided for water quality and rate control.
Telecom/Fiber	CenturyLink, Charter Communications and Jaguar Communications Fiber, copper, wireless at or near site. Fiber lines run along North Ave. (330th St. W). 1 Gbps and above (download), 100 Mbps to < 1 Gbps (upload)

St. Olaf Enterprise 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	None
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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