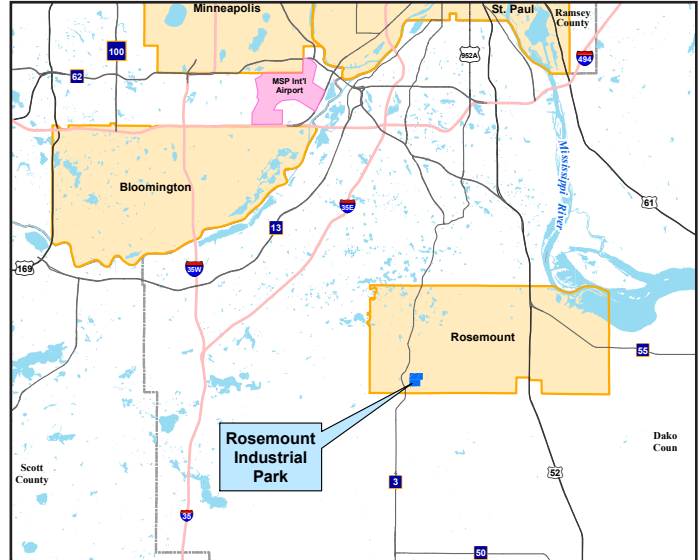
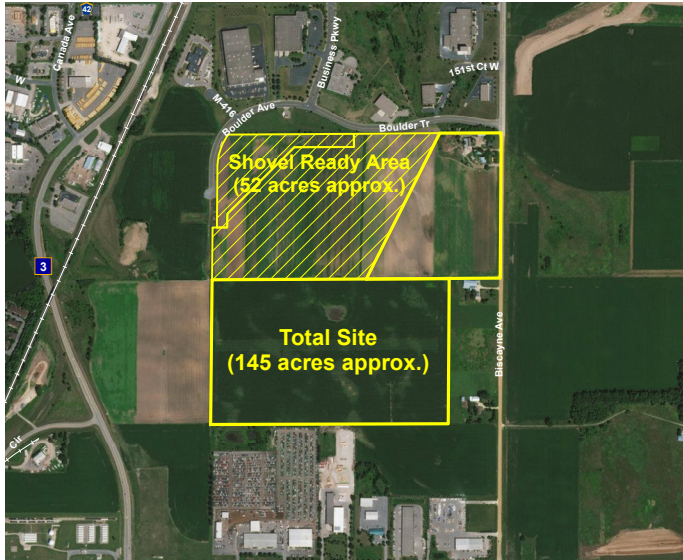




Rosemount Business Park



General Site Information

Location	Southwest Corner of Boulder Trail and Biscayne Avenue, Rosemount, MN
Owner	City of Rosemount and Pahl Family Limited Partnership, 2875 145th Street, Rosemount, MN 55068
Size	145 acres in three parcels; 66 acres, 70 acres, and 9 acres
Zoning	Business Park. Allowable uses will include office, light industrial, distribution warehouse, clean manufacturing, research and development, laboratory facilities, and service oriented retail
Asking Price	\$67,600 per acre
Highway Access	3.5 miles to 4-lane US Highway 52, 10 miles to I-35, 24.5 miles to I-94 1 to 4-lane Highway 42
Air Access	16.6 miles to Minneapolis St. Paul International Airport
Rail Served	No rail access

Utility Information

Electric Power	Xcel Energy. <4 miles to high voltage lines and substation. 115kV or 345 kV underground service. Can serve more than 100MW load
Natural Gas	Minnesota Energy Resources. 4" line services the industrial park along each internal road, connecting to a 6" line along the northern border.
Water	City of Rosemount. 12" main delivering 80 psi
Sewer	Metropolitan Council Environmental Svc. 8 inch line
Storm Water	City of Rosemount. On-site retention ponds and infiltration, designed for 10-year events
Telecom/Fiber	Arvig: 952-236-5644. DSL, Fixed Wireless, Mobile Wireless, Cable access located near DCTC & within the Town of Coates. 10 Mbps to <25 Mbps (download) 6 Mbps to <10 Mbps (upload). City-owned fiber available for lease.

Rosemount Business 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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Community Development

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