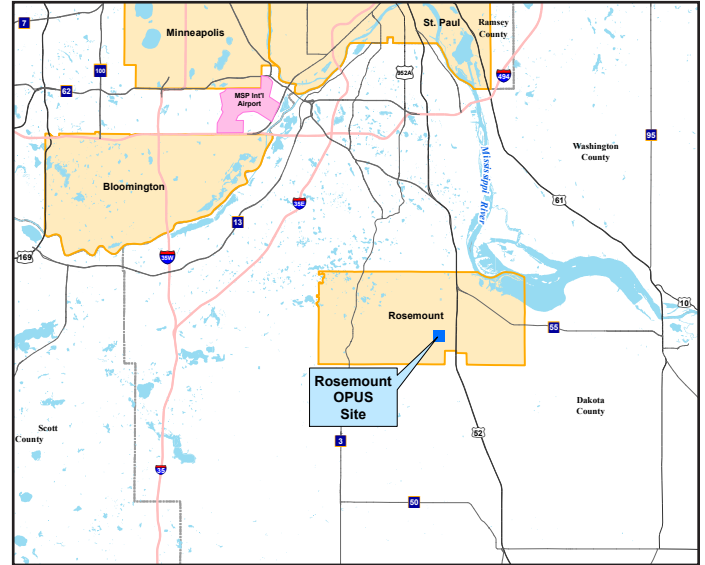
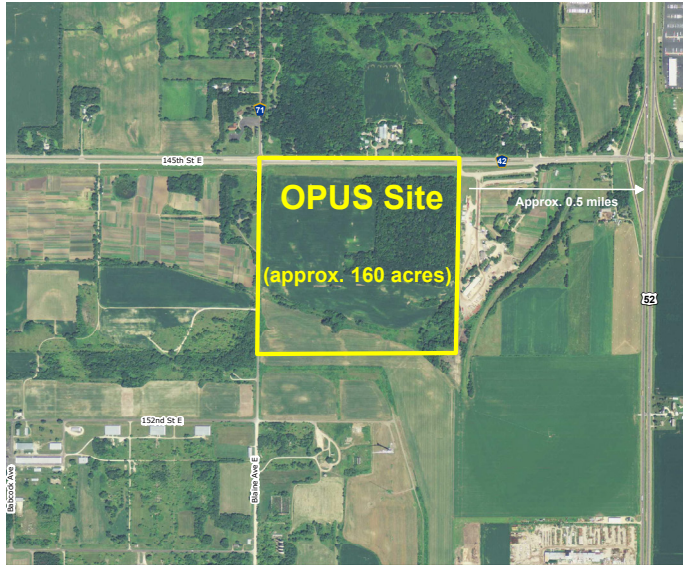




Rosemount OPUS



General Site Information

Location	County Road 42/145th Street
Owner	OPUS Group - Philip Cattnach Philip.Cattanach@opus-group.com
Size	160 acres, relatively flat, undeveloped
Zoning	Agriculture. Allowable uses for the phase one industrial area will include office, light industrial, distribution warehouse, clean manufacturing, research and development, laboratory facilities, and service oriented retail
Cost	TBD
Highway Access	9.9 miles to I-35, 18.6 miles to I-94, 2.5 miles to 4-lane US Highway 52, 4-lane Highway 42 adjacent to site
Air Access	19 miles to Minneapolis St. Paul International Airport
Rail Served	No

Utility Information

Electric Power	Xcel Energy. Multiple high voltage transmission lines available, starting at 115kV. 34.5kV Overhead 3-phase with 25 MW of capacity at the site now. Another 10 MW capacity in a line within .5 miles.
Natural Gas	Minnesota Energy Resources Group. 6" and 4" lines along Highway 42, 40-55 p.s.i.
Water	New lines not yet in place but are planned for this development. City would extend existing water lines east from Rosemount 1 mile along Highway 42 or construct a new well to service this site for a significant user.
Sewer	New lines not yet in place but are planned for this development. City would extend existing sewer lines east from Rosemount 1 mile along Highway 42 for new users.
Storm Water	New lines not yet in place but are planned for this development. City would extend existing sewer lines east from Rosemount 1 mile along Highway 42 for new users.
Telecom/Fiber	Frontier Communications, Century Line. Fiber would be extended east from Rosemount 1 mile along Highway 42. Current capacity of 10 Mbps to <25 Mbps (download) 6 Mbps to <10 Mbps (upload).

Rosemount OPUS

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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Director
Community Development

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