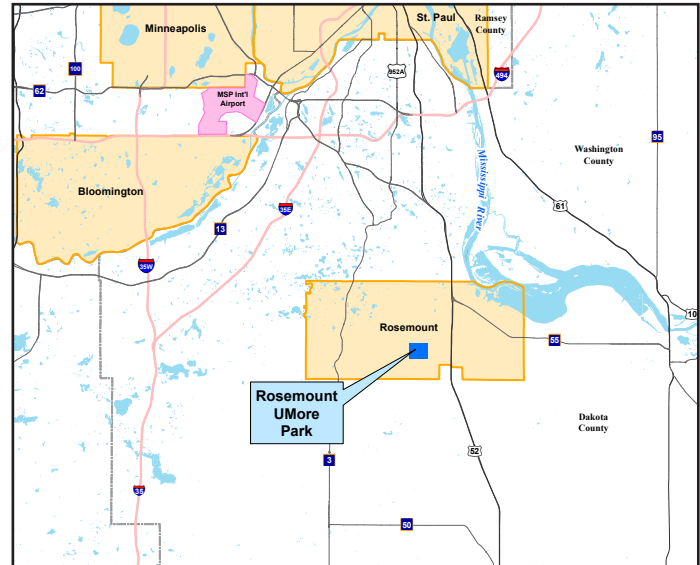
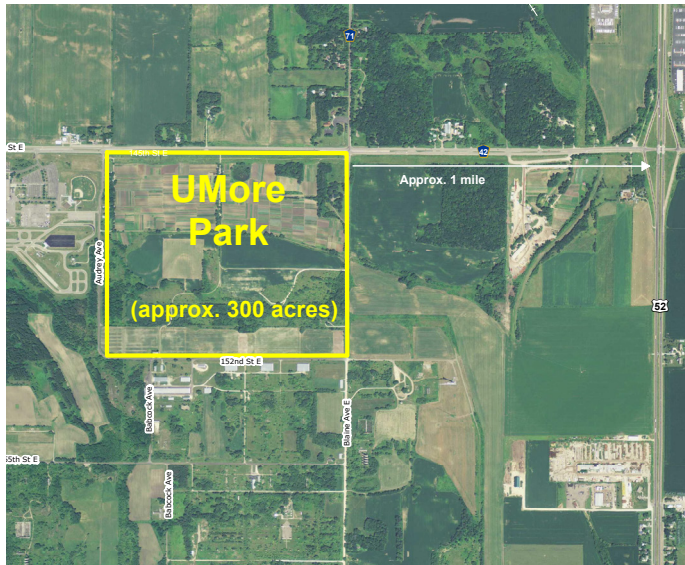




# Rosemount UMore Park



## General Site Information

Location	County Road 42/145th Street
Owner	UMore Development, University of Minnesota 424 Donhowe Building, 319 15th Avenue SE Minneapolis, MN 55455
Size	250 acres, relatively flat, undeveloped. Part of over 4,700 acres of land owned by UMore in this area
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.
Asking Price	TBD
Highway Access	9.9 miles to I-35, 11.75 miles to I-94, 1 mile to 4-lane US Highway 52, 4-lane CR 42 is adjacent to site
Air Access	19 miles to Minneapolis St. Paul International Airport
Rail Served	No rail access

## 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 Link. 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 UMore 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:

**Name:**

Kim Lindquist  
Director  
Community Development

**Address:**

City of Rosemount  
2875 145th Street  
Rosemount, MN 55068

**Email:**

Kim.Lindquist@rosemount.mn.us  
**Phone:** 651.322.2020

### Xcel Energy Contact:

**Name:**

Ryan Bruers  
Manager  
Corporate Economic Development

**Address:**

Xcel Energy  
401 Nicollet Mall  
Minneapolis, MN 55401

**Email:**

Ryan.L.Bruers@xcelenergy.com  
**Phone:** 612.321.3186

XCEL ENERGY MAKES NO WARRANTY OR REPRESENTATION AS TO THE ACCURACY, QUALITY, AVAILABILITY, COMPLETENESS, OR SUITABILITY OF ANY INFORMATION CONTAINED HEREIN. All information must be independently verified. The user shall not rely on any of the information contained herein and shall assume all risk and responsibility arising from its use.