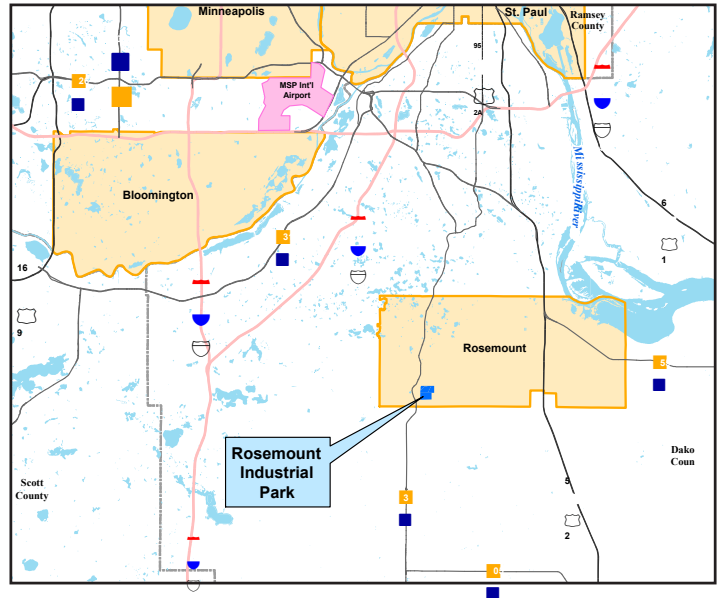
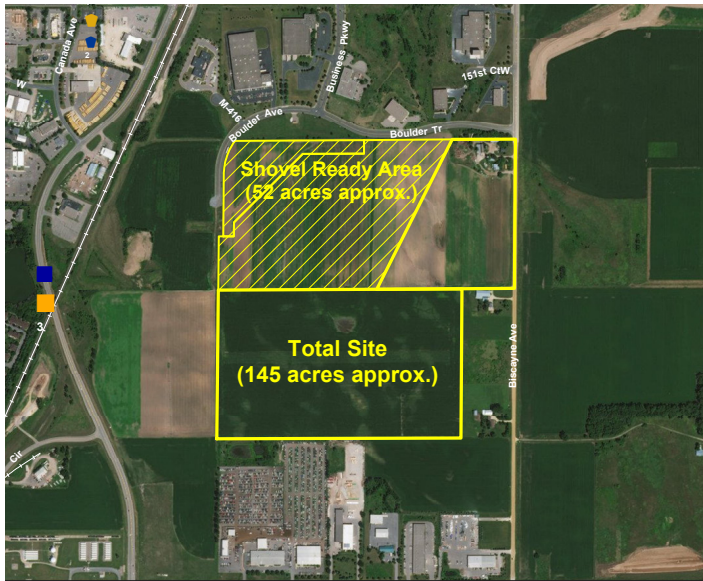


ROSEMOUNT BUSINESS PARK ROSEMOUNT, MN

INFORMATION SHEET

CORPORATE ECONOMIC DEVELOPMENT



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. |
| Preferred Industry | Commercial / Industrial |
| 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 Access | 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" 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. |

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 Delineation and 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@rosemountmn.us
P: 651.322.2020

Xcel Energy Contact:

Name: Ryan Bruers
Manager, Corporate
Economic Development

Address: Xcel Energy
414 Nicollet Mall
Minneapolis, MN 55401

Email:
Ryan.L.Bruers@xcelenergy.com
P: 612.321.3186

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