

**XCEL ENERGY CERTIFIED SITE
ROSEMOUNT BUSINESS PARK
ROSEMOUNT, MINNESOTA**



| CERTIFIED SITE DETAILS | |
|------------------------|---|
| Location | Southwest corner of Boulder Trail and Biscayne Avenue Rosemount, Minnesota |
| Owner | City of Rosemount and Pahl Family Limited Partnership 2875 145th St. Rosemount, MN 55068 |
| Size | 145 acres in three parcels: 66 acres, 70 acres, 9 acres |
| Zoning | Business Park. Allowable uses include office, light industrial, distribution warehouse, clean manufacturing, research and development, laboratory facilities, and service-oriented retail |
| Asking price | \$175,000/acre |
| Highway access | 1 mile to CR 42 3.5 miles to US 52 10 miles to I-35 24.5 miles to I-94 |
| Air access | 17 miles to Minneapolis-St. Paul International Airport |
| Rail access | No rail access |

UTILITIES

| | | |
|-----------------------|---|---|
| Electric power | Xcel Energy | 34.5 kV overhead 3-phase lines |
| Natural gas | Minnesota Energy Resources | 4" line, 40-55 PSI, connected to 6" line along northern border |
| Water | City of Rosemount | 12" water main; 80 PSI |
| Sewer | Metropolitan Council Environmental Services | 8" sewer line |
| Storm water | City of Rosemount | On-site retention ponds and infiltration designed for 10-year events |
| Telecom/fiber | Arvig | DSL, fixed wireless, mobile wireless, and cable access located near DCTC & within the Town of Coates. 10 to <25 Mbps download; 6 to <10 Mbps upload. City-owned fiber available for lease |

SITE DUE DILIGENCE AND COMMUNITY DOCUMENTATION

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|--|---|---|------|
| Title commitment | ✓ | Archeological and Historic Use assessments | ✓ |
| Aerial site views and maps | ✓ | Park covenants and restrictions | None |
| Park master plan | ✓ | Transportation access maps | ✓ |
| Utility service maps | ✓ | Geotechnical study/soil survey | ✓ |
| Site dimensions and configuration | ✓ | FEMA Flood Plain Designation with map | ✓ |
| Wetlands delineation and map | ✓ | Air attainment status | ✓ |
| Phase 1 environmental assessment | ✓ | Endangered species assessment | ✓ |
| Community profile and demographics | ✓ | Letters of support | ✓ |
| State and local incentives overview | ✓ | Business and industrial support services and amenities profile | ✓ |

XCEL ENERGY CONTACT

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ECONOMIC DEVELOPMENT ORGANIZATION

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