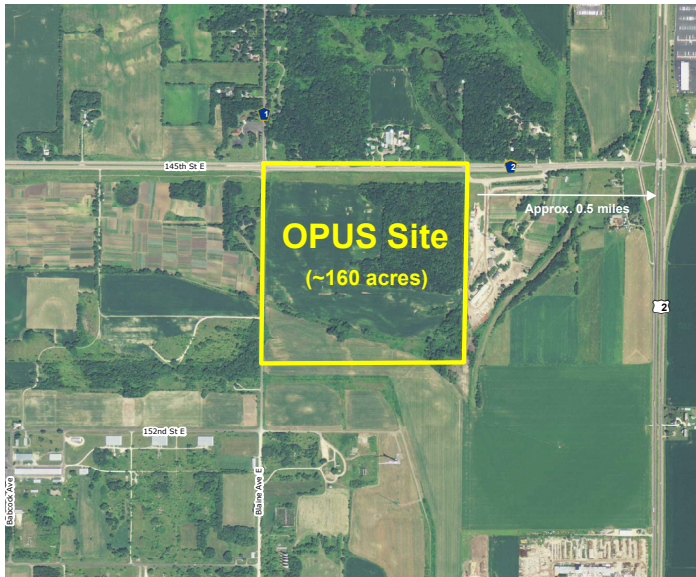


# ROSEMOUNT OPUS ROSEMOUNT, MN

CERTIFIED SITE BROCHURE

## CORPORATE ECONOMIC DEVELOPMENT



### GENERAL SITE INFORMATION

Location	County Road 42 / 145th Street
Owner	OPUS Group - Philip Cattanach Philip.Cattanach@opus-group.com
Size	160 acres, relatively flat, undeveloped
Zoning	Agriculture with ability to rezone to I-1 Industrial, can include office, light industrial, distribution, warehouse, clean manufacturing, research and development, laboratory facilities, service oriented retail.
Asking Price	\$141,570 / acre
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
Air Access	19 miles to Minneapolis St. Paul International Airport
Rail Access	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. 4" and 6" lines, 40-55 PSI.
Water	City of Rosemount. 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	City of Rosemount. City would extend existing sewer lines east from Rosemount 1 mile along Highway 42 for new users.
Storm Water	City of Rosemount. New lines not yet in place but are planned for this development.
Telecom/Fiber	Frontier Communications, Lumen. 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).

**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 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:** Eric Van Oss  
Economic Development  
Coordinator

**Address:** City of Rosemount  
2875 145th Street  
Rosemount, MN 55068

**Email:**  
Eric.VanOss@ci.rosemount.mn.us  
P: 651.322.2059

**Xcel Energy Contact:**

**Name:** Kali Judd  
Manager, Corporate  
Economic Development

**Address:** Xcel Energy  
401 Nicollet Mall, 6  
Minneapolis, MN 55401

**Email:**  
Kali.M.Judd@xcelenergy.com  
P: 515.661.3486

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