

**XCEL ENERGY CERTIFIED SITE**  
**ROSEMOUNT OPUS**  
**ROSEMOUNT, MINNESOTA**



CERTIFIED SITE DETAILS	
Location	County Road 42/145th Street Rosemount, Minnesota
Owner	OPUS Group Philip Cattnach philip.cattnach@opus-group.com
Size	160 acres; relatively flat, undeveloped
Zoning	Agriculture with ability to rezone to Industrial (I-1); can include office, light industrial, distribution, warehouse, clean manufacturing, research and development, laboratory facilities, service-oriented retail
Asking price	\$141,570/acre
Highway access	Adjacent to CR 42 2.5 miles to US 52 10 miles to I-35 18.5 miles to I-94
Air access	19 miles to Minneapolis-St. Paul International Airport
Rail access	No rail access

## UTILITIES

<b>Electric power</b>	Xcel Energy	Multiple high voltage transmission lines available, starting at 115 kV. 34.5 kV Overhead 3-phase with 25 MW of capacity at the site now; another 10 MW capacity in a line within .5 mile
<b>Natural gas</b>	Minnesota Energy Resources	4" and 6" lines, 40-55 PSI
<b>Water</b>	City of Rosemount	City would extend existing water lines east from Rosemount 1 mile along CR 42 or construct a new well to serve this site for a significant user
<b>Sewer</b>	City of Rosemount	City would extend existing sewer lines east from Rosemount 1 mile along CR 42 for new user
<b>Storm water</b>	City of Rosemount	New lines not yet in place but are planned for this development
<b>Telecom/fiber</b>	Frontier Communications, Lumen	DSL, fixed wireless, mobile wireless, and cable Fiber would be extended east from Rosemount 1 mile along CR 42; 10 to <25 Mbps download; 6 to <10 Mbps upload

## SITE DUE DILIGENCE AND COMMUNITY DOCUMENTATION

<b>Title commitment</b>	✓	<b>Archeological and Historic Use assessments</b>	✓
<b>Aerial site views and maps</b>	✓	<b>Park covenants and restrictions</b>	✓
<b>Park master plan</b>	✓	<b>Transportation access maps</b>	✓
<b>Utility service maps</b>	✓	<b>Geotechnical study/soil survey</b>	✓
<b>Site dimensions and configuration</b>	✓	<b>FEMA Flood Plain Designation with map</b>	✓
<b>Wetlands delineation and map</b>	✓	<b>Air attainment status</b>	✓
<b>Phase 1 environmental assessment</b>	✓	<b>Endangered species assessment</b>	✓
<b>Community profile and demographics</b>	✓	<b>Letters of support</b>	✓
<b>State and local incentives overview</b>	✓	<b>Business and industrial support services and amenities profile</b>	✓

## XCEL ENERGY CONTACT

### Kali Judd

Manager, Corporate Economic Development  
kali.m.judd@xcelenergy.com  
515-661-3486

## ECONOMIC DEVELOPMENT ORGANIZATION

### Eric Van Oss

Economic Development Coordinator  
City of Rosemount  
eric.vanoss@ci.rosemount.mn.us  
651-322-2059

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