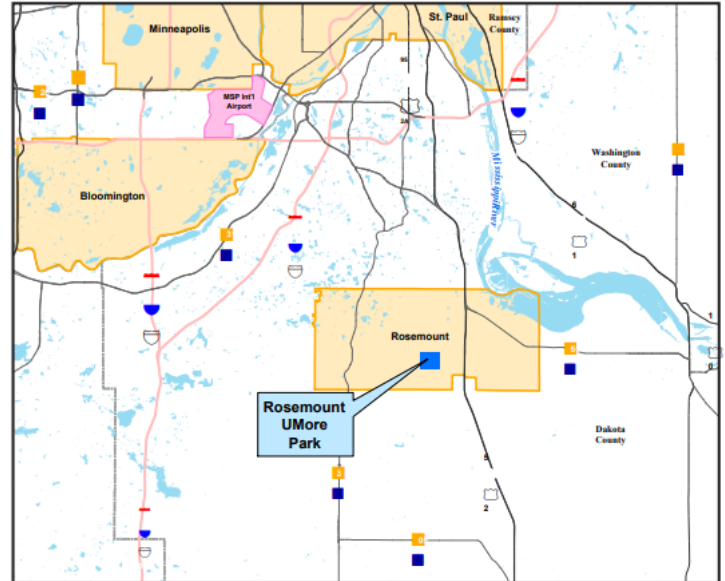
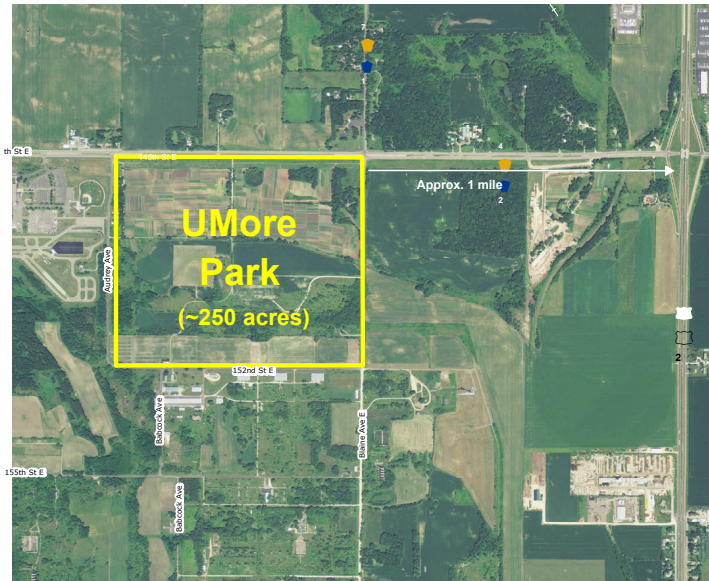


ROSEMOUNT UMORE PARK ROSEMOUNT, MN

CERTIFIED SITE BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	County Road 42 / 145th Street
Owner	UMore Development, University of Minnesota 424 Donhowe Building
Size	250 acres, relatively flat, undeveloped. Part of over 4,700 acres of land owned by UMore in this area
Zoning	Agriculture with ability to rezone to I-1 Industrial. Allowable uses for the I-1 industrial include office, light industrial, distribution warehouse, clean manufacturing, research and development, laboratory facilities, and service oriented retail.
Asking Price	\$155,000 / acre
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.
Air Access	19 miles to Minneapolis St. Paul International Airport
Rail Access	No rail access

UTILITY INFORMATION

Electric Power	Xcel Energy. 34.5kV, overhead 3-phase.
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:

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