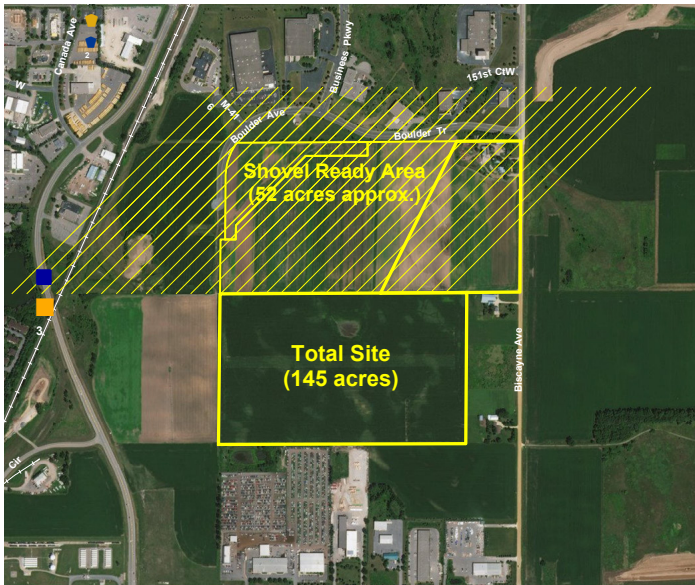


# ROSEMOUNT BUSINESS PARK ROSEMOUNT, MN

CERTIFIED SITE BROCHURE

## 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 include office, light industrial, distribution warehouse, clean manufacturing, research and development, laboratory facilities, and service oriented retail.
Asking Price	\$175,000 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	~17 miles to Minneapolis St. Paul International Airport
Rail Access	No rail access

### UTILITY INFORMATION

Electric Power	Xcel Energy. 34.5 kV, overhead 3-phase.
Natural Gas	Minnesota Energy Resources. 4" line, 40-55 PSI, connected to a 6" line along the 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 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:

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