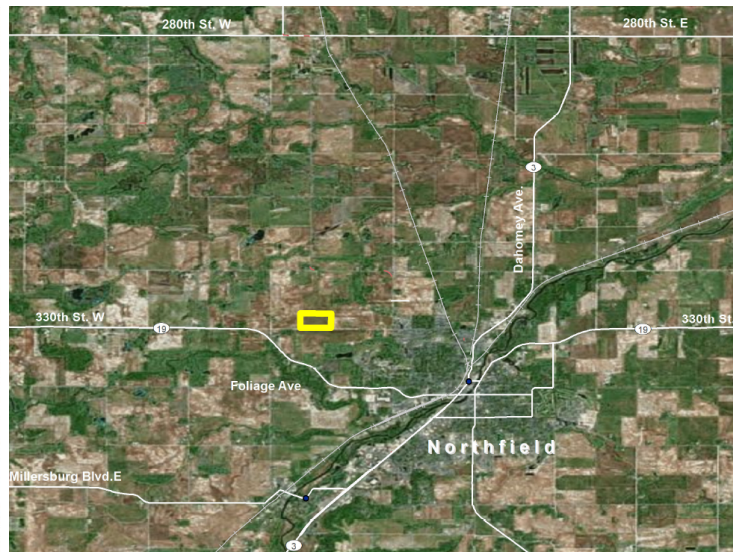


ST. OLAF ENTERPRISE PARK NORTHFIELD, MN

CERTIFIED SITE BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	2000 North Ave, Northfield, MN 55057
Owner	St. Olaf College, 1520 St. Olaf Avenue, Northfield, MN 55057
Size	~37 acres remaining of 60 acres originally certified
Zoning	Planned for Light Industrial, currently Agricultural
Asking Price	\$100,000 / acre
Highway Access	5.6 miles to I-35, 35 miles to I-94, 62 miles to I-90, 17 miles to US Highway 52
Air Access	37 miles to Minneapolis St. Paul International Airport
Rail Access	No rail access

UTILITY INFORMATION

Electric Power	Xcel Energy. 13.8kV, dual feed available.
Natural Gas	Xcel Energy. 4" PEYP, 60 PSI
Water	City of Northfield. 12" water main line, .9 MGD, 60-70 PSI.
Sewer	City of Northfield. 12" sewer line, 2000 gal/day/acre.
Storm Water	City of Northfield. On-site treatment needs to be provided for water quality and rate control.
Telecom/Fiber	Lumen, Charter Communications, Jaguar Communications. Fiber, copper, wireless at or near site. Fiber lines along North Ave. 1 Gbps and above (download), 100 Mbps to < 1 Gbps (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	<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:

Name: Nate Carlson
Economic Development
Coordinator

Address: City of Northfield
801 Washington Street
Northfield, MN 55057

Email:
Nate.Carlson@ci.northfield.mn.us
P: 507.645.3069

Xcel Energy Contact:

Name: Kali Judd
Manager, Corporate
Economic Development

Address: Xcel Energy
414 Nicollet Mall, 401-7
Minneapolis, MN 55401

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

XCEL ENERGY MAKES NO WARRANTY OR REPRESENTATION AS TO THE ACCURACY, QUALITY, AVAILABILITY, COMPLETENESS, OR SUITABILITY OF ANY INFORMATION CONTAINED HEREIN. ALL INFORMATION MUST BE INDEPENDENTLY VERIFIED. THE USER SHALL NOT RELY ON ANY OF THE INFORMATION CONTAINED HEREIN AND SHALL ASSUME ALL RISK AND RESPONSIBILITY ARISING FROM ITS USE.

