

XCEL ENERGY CERTIFIED SITE
ST. OLAF ENTERPRISE PARK
NORTHFIELD, MINNESOTA



CERTIFIED SITE DETAILS	
Location	2000 North Ave. Northfield, MN 55057
Owner	St. Olaf College 1520 St. Olaf Ave. 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	5.5 miles to I-35 17 miles to US 52 35 miles to I-94 62 miles to I-90
Air access	37 miles to Minneapolis-St. Paul International Airport
Rail access	No rail access

UTILITIES

Electric power	Xcel Energy	13.8 kV, 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, 2,000 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, MetroNet	Fiber, copper, wireless at or near site; fiber lines along North Ave. 1+ Gbps download; 100 Mbps to <1 Gbps upload

SITE DUE DILIGENCE AND COMMUNITY DOCUMENTATION

Title commitment	✓	Archeological and Historic Use assessments	✓
Aerial site views and maps	✓	Park covenants and restrictions	None
Park master plan	✓	Transportation access maps	✓
Utility service maps	✓	Geotechnical study/soil survey	✓
Site dimensions and configuration	✓	FEMA Flood Plain Designation with map	✓
Wetlands delineation and map	✓	Air attainment status	✓
Phase 1 environmental assessment	✓	Endangered species assessment	✓
Community profile and demographics	✓	Letters of support	✓
State and local incentives overview	✓	Business and industrial support services and amenities profile	✓

XCEL ENERGY CONTACT

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ECONOMIC DEVELOPMENT ORGANIZATION

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