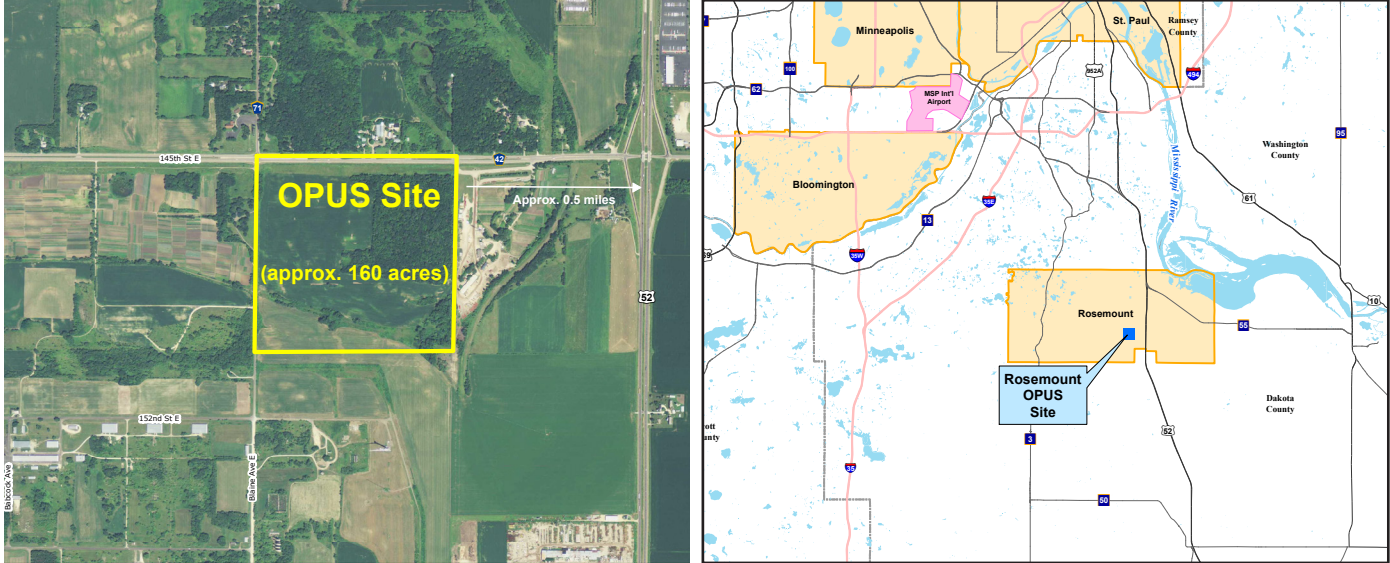




Rosemount OPUS



General Site Information

Location	County Road 42/145th Street
Owner	OPUS Group - Philip Cattanaach Philip.cattanaach@opus-group.com
Size	160 acres, relatively flat, undeveloped
Zoning	Agriculture. Allowable uses for the phase one industrial area will include office, light industrial, distribution warehouse, clean manufacturing, research and development, laboratory facilities, and service oriented retail
Cost	\$3.25/SF up to 300 acres of land; \$141,570.00 per acre
Highway Access	9.9 miles to I-35; 18.6 miles to I-94; 2.5 miles to 4-lane US Highway 52; 4-lane Highway 42 adjacent to site
Air Access	19 miles to Minneapolis St. Paul International Airport
Rail Served	No

Utility Information

Electric Power	Xcel Energy. Multiple high voltage transmission lines available, starting at 115kV. 34.5kV Overhead 3-phase with 25 MW of capacity at the site now. Another 10 MW capacity in a line within .5 miles
Natural Gas	Minnesota Energy Resources Group. 6" and 4" lines along Highway 42 adjacent to or near the site, 40-55 p.s.i.
Water	City of Rosemount. Pumping Capacity: 8,600 gal./minute Storage Capacity: 3,500,000 gal. Average Demand: 2,344,546 gal./day Peak Demand: 6,259,400 gal./day
Sewer	Metropolitan Council Environmental Svc. Wastewater line runs along Highway 42. Older forced mains of various sizes on and adjacent to site. Lift station on Blaine Ave on west site boundary
Storm Water	City of Rosemount. Not yet developed but is planned for development. Stormwater system is designed to handle 10 year events.
Telecom/Fiber	Frontier Communications, Century Link. DSL, Fixed Wireless, Mobile Wireless, Cable access located near DCTC & within the Town of Coates. 10 Mbps to <25 Mbps (download) 6 Mbps to <10 Mbps (upload)

