

SHOVEL READY SITE

NORTHERN PLAINS RAIL SITE

1335 23rd Ave. NE in Grand Forks, ND 58203



SITE INFO



SIZE 120 Acres



Negotiable 1



OWNER Total Trans Care, Inc. dba Northern Plains Rail Services

ZONING



ZONING AUTHORITY City of Grand Forks



- Not in city limits
- Can be annexed
- Subdividing available



INTERSTATE

.5 mile east to Interstate 29 North/South 84 miles south to Interstate 94 East/West



HIGHWAY 5 miles south to US Highway 2



TRANSPORTATION

NEAREST AIRPORTS

6 miles south west to GFK: Grand Forks International 78 miles south to FAR: Hector International Airport



CANADIAN BORDER

75 miles north to North Dakota and Manitoba border, <u>foreign trade</u> <u>zone</u> eligible



RAIL ACCESS

BNSF Railway 5 days/week 286,000# max weight



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UTILITY INFORMATION			
Electric Power	NoDak Electric Company	3 phase power available; distribution system capable of 2 MW at site today. Up to 50 MW available within 3 years.*	
Natural Gas	Xcel Energy	4 in PE line available just east of N Washington, 60 psi delivery pressure. More than likely no main ext needed, paid by customer.	
Water	Rural Water		
Wastewater	City of Grand Forks	 WWTP is currently being upgraded and will have the capacity to treat 1.7 MGD of additional pretreated industrial demands when completed in 2025. Beyond the current upgrades, the WWTP is being configured to be readily expandable to provide an additional 5 MGD of capacity if necessary. The new Membrane Bioreactor (MBR) facility portion of the upgraded WWTP has the ability to provide up to 3.3 MGD of beneficial reuse water if desired. Adequate instream river flows for further wastewater discharges. 	
Storm Water		Stormwater outfall +/- 1.25 miles away.	
Telecomm/ Broadband	Midco, Century Link, Hughes Net	Several options available; Fiber available; Business 5 Gig Fiber Available	

DOCUMENTATION AVAILABILITY				
Title Commitment	\checkmark	Transportation Access Map		
Survey	\checkmark	Utility Service Maps		
Site Dimensions and Configuration		FEMA Floodplain Designation		
Phase 1 Environmental Assessment		Wetlands Map		
Geotechnical Soil Survey		Archaeological and Historical Use Assessment		
Master Plan		Endangered Species Assessment		
Covenants and Restrictions		Air Attainment Status		

GET IN TOUCH

Grand Forks Region EDC Kevin Hatcher Business Development Officer +1 701.746.2724 kevinh@grandforks.org grandforks.org

Owner / Owner's Representation Dan Mack, Northern Plains Rail Services +1 651.335.1612

<u>dan_mark@nprail.com</u>

Realtor Information Not available at this time.

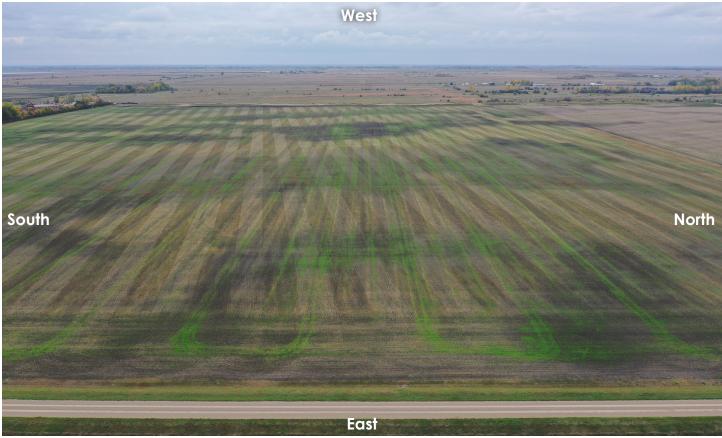


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