

NORTHERN PLAINS RAIL SITE

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



SITE INFO



SIZE
120 Acres



ASKING PRICE
Negotiable



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

ZONING



ZONING AUTHORITY
City of Grand Forks

- [Foreign trade zone](#)
- Not in city limits
- Can be annexed
- Subdividing available

TRANSPORTATION



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



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, [foreign trade
zone](#) eligible



RAIL ACCESS

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

NORTHERN PLAINS RAIL SITE

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

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	<ul style="list-style-type: none"> Landfill leachate line +/- 1 mile away. 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	✓	Transportation Access Map
Survey	✓	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 dan_mark@nprail.com	Realtor Information Not available at this time.
---	---	---

NORTHERN PLAINS RAIL SITE

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

