

# **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	<ul> <li>WWTP is currently being upgraded and will have the capacity to treat 1.7 MGD of additional pretreated industrial demands when completed in 2025.</li> <li>Beyond the current upgrades, the WWTP is being configured to be readily expandable to provide an additional 5 MGD of capacity if necessary.</li> <li>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.</li> <li>Adequate instream river flows for further wastewater discharges.</li> </ul>	
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.

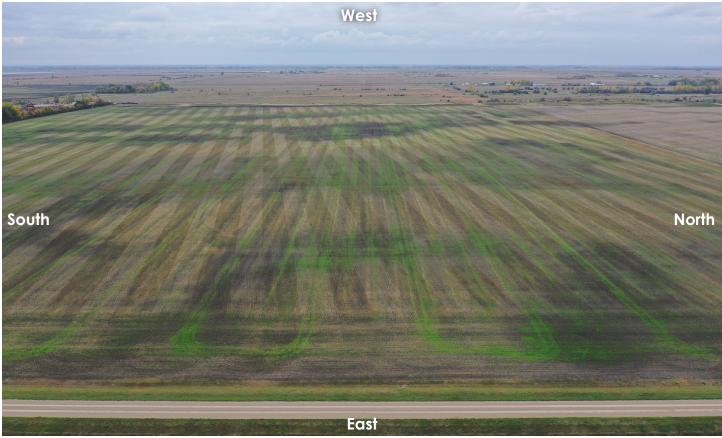


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