

## PEONY SITE

3500 27th Ave N, Grand Forks, ND



### SITE INFO



#### SIZE

349 Continuous Acres  
15,202,440 square feet  
*Willing to subdivide\**



#### ASKING PRICE

\$1.00 per square foot  
\$15,202,440



#### OWNER

Fufeng USA  
Incorporated

### ZONING



**ZONING AUTHORITY**  
City of Grand Forks

- Large Industrial
- [Foreign trade zone](#)
- In City Limits
- Platted
- Fully serviced by 2025

### TRANSPORTATION



#### INTERSTATE

2 miles south and west to  
Interstate 29 North/South  
76 miles south to Interstate  
94 East/West



#### HIGHWAY

1 mile south to  
US Highway 2



#### NEAREST AIRPORTS

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



#### CANADIAN BORDER

76 miles north to North  
Dakota and Manitoba  
border, [foreign trade  
zone](#) eligible



#### RAIL ACCESS

BNSF Railway  
5 days/week

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### UTILITY INFORMATION

<b>Electric Power</b>	NoDak Electric Company	3 phase power available; distribution system capable of 3 MW at site today. Up to 50 MW available within 3 years.*
<b>Natural Gas</b>	Xcel Energy	6 in line available just south of 27th Ave N, 60 psi delivery pressure
<b>Water</b>	City of Grand Forks	<ul style="list-style-type: none"> <li>Potable water and fire protection available via 16-inch transmission line</li> <li>Senior water rights on the Red and Red Lake Rivers totaling 40 MGD.</li> <li>Currently capable of providing 1 million gallons per day (MGD) of continuous industrial demand to the site with peak demand capacity of nearly 3 MGD.</li> <li>Water treatment plant (WTP) is readily expandable to provide an additional 4 MGD of reverse osmosis treatment if desired.</li> <li>City Fire Department maintains a Class 1 Insurance Services Office (ISO) fire protection rating, the highest rating provided by ISO.</li> </ul>
<b>Wastewater</b>	City of Grand Forks	<ul style="list-style-type: none"> <li>30-inch trunk wastewater forcemain on 27th Ave N available for connection and conveyance to the City's municipal wastewater treatment plant (WWTP)</li> <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>
<b>Storm Water</b>	City of Grand Forks	Regional Stormwater Pond construction has been completed immediately east of the site with the capacity to serve 230-acres of industrial development at 85% impervious area
<b>Telecommunications/ Broadband</b>	Midco, Century Link, Hughes Net	Several options available; Fiber available; Business 5 Gig Fiber Available

### DOCUMENTATION AVAILABILITY

Title Commitment - Nontransferable	Transportation Access Map
✓ Survey	✓ Utility Service Maps
✓ Site Dimensions and Configuration	✓ FEMA Floodplain Designation
Phase 1 Environmental Assessment	✓ Wetlands Map
✓ Geotechnical Soil Survey - Nontransferable, data available for purchase	Archaeological and Historical Use Assessment
Master Plan	Endangered Species Assessment
Covenants and Restrictions	Air Attainment Status

### GET IN TOUCH

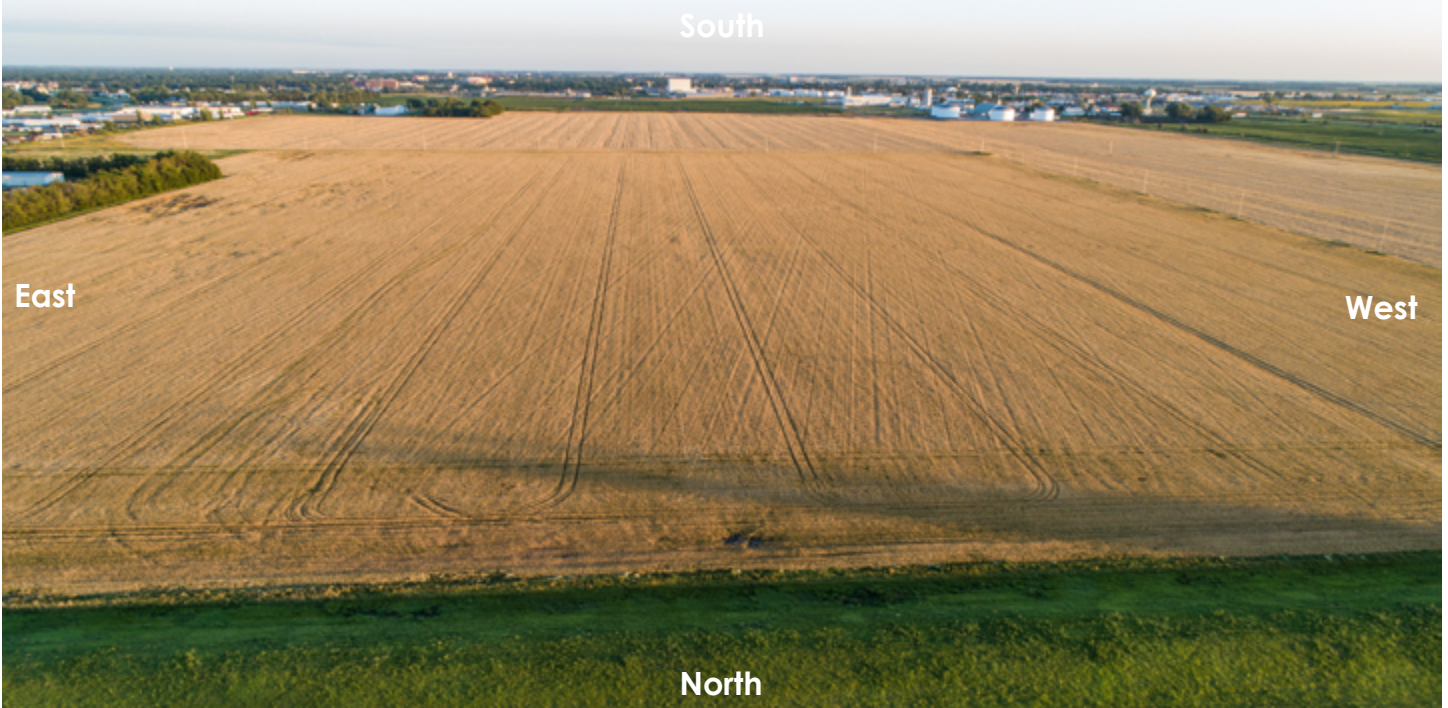
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## PEONY SITE PHOTOS

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