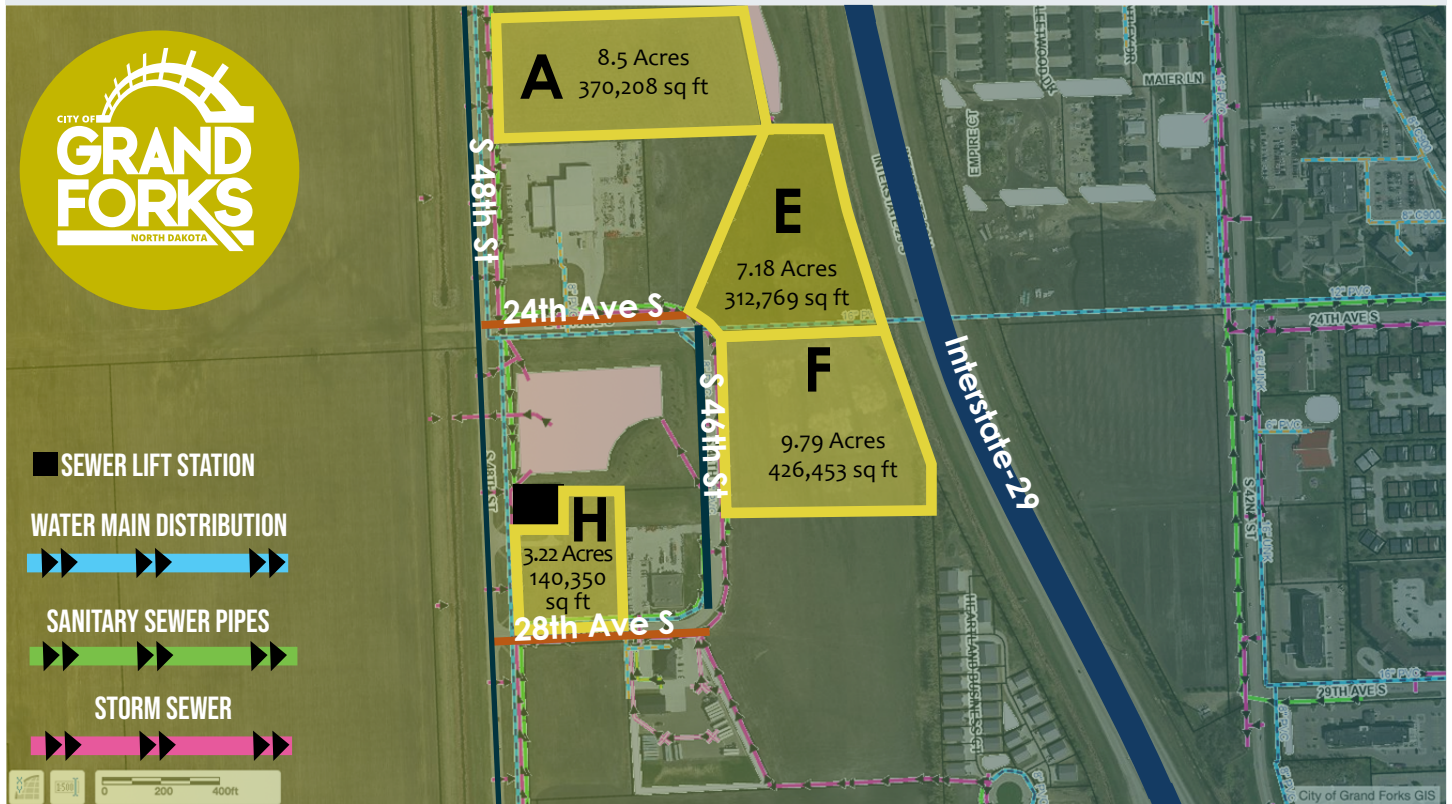


CITY OF GRAND FORKS BUSINESS PARK

2553 S 48th St, Grand Forks, ND



SITE INFO



SIZE

A - 8.5 Acres
 E - 7.18 Acres
 F - 9.79 Acres
 H - 3.22 Acres



ASKING PRICE

\$5.00 per sq. foot
 A - \$1,851,040
 E - \$1,563,845
 F - \$2,132,265
 H - \$701,750



OWNER

City of Grand Forks

ZONING



ZONING AUTHORITY

City of Grand Forks

- PUD
- Light industrial
- Development ready
- [Foreign trade zone](#)
- In city limits
- No special assessments
- Can be subdivided

TRANSPORTATION



INTERSTATE

1 mile south and east to Interstate 29 North/South
 76 miles south to Interstate 94 East/West



HIGHWAY

3 miles north to US Highway 2



NEAREST AIRPORTS

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



CANADIAN BORDER

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



RAIL ACCESS

Not accessible by rail

CITY OF GRAND FORKS BUSINESS PARK

[2553 S 48th St, Grand Forks, ND](#)

UTILITY INFORMATION

Electric Power	NoDak Electric Company	3 phase power available; distribution system capable of 5 MW at site today. Up to 50 MW available within 3 years.*
Natural Gas	Xcel Energy	6 in PE line available just east of 48th St S, 60 psi delivery pressure. More than likely no main ext needed.
Water	City of Grand Forks	<ul style="list-style-type: none"> 30 in main on parcel frontage. Senior water rights on the Red and Red Lake Rivers totaling 40 MGD. 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. Water treatment plant (WTP) is readily expandable to provide an additional 4 MGD of reverse osmosis treatment if desired. City Fire Department maintains a Class 1 Insurance Services Office (ISO) fire protection rating, the highest rating provided by ISO.
Wastewater	City of Grand Forks	<ul style="list-style-type: none"> 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	City of Grand Forks	Regional Storm water Pond.
Telecommunications/ 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 Manager
 +1 701.746.2724
kevinh@grandforks.org
grandforks.org

Owner / Owner's Representation
 Ryan Brooks, City of Grand Forks
 255 N. 4th St, Grand Forks, ND 58203
 +1 701.746.2678
rbrooks@grandforksgov.com

Realtor Information
 Not available at this time.

GRAND FORKS BUSINESS PARK LOT A

2155 S 48th St, Lot A, Grand Forks, ND



GRAND FORKS BUSINESS PARK LOT A

2155 S 48th St, Lot A, Grand Forks, ND

