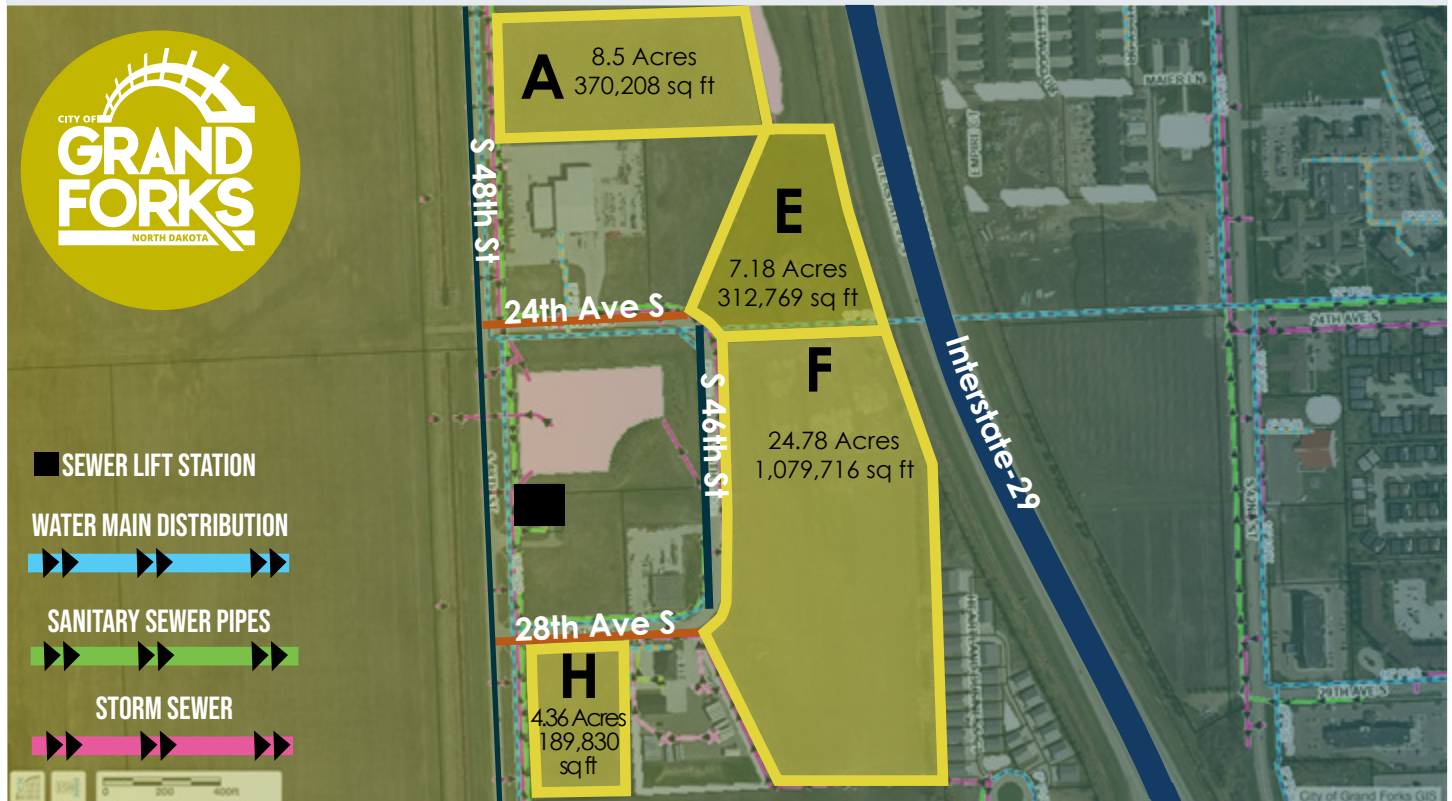


CITY OF GRAND FORKS BUSINESS PARK

2553 S 48th St, Grand Forks, ND



SITE INFO



SIZE

A - 8.5 Acres
E - 7.18 Acres
F - 24.78 Acres
H - 4.36 Acres



ASKING PRICE

\$5.00 per sq. foot
A - \$1,851,040
E - \$1,563,845
F - \$5,398,580
H - \$949,150



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



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	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	- 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. City pays for storm water collection ponds.
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

Becca Cruger-Schille
Director of Economic Development
+1 701.738.0009
beccac@grandforks.org
grandforks.org

Owner / Owner's Representation

Ryan Brooks, City of Grand Forks
255 N. 4th St, Grand Forks, ND 58203
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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

