

NW GRAND FORKS INDUSTRIAL LAND

1707 52nd St, Grand Forks, ND



SITE INFO



SIZE

1: 3.69 acres 6: 1.71 acres
 2: 3.58 acres 7: 2.47 acres
 3: 3.58 acres 8: 10.15 acres
 4: 1.71 acres 9: 20 acres
 5: 1.71 acres 10: 25 acres



ASKING PRICE

\$3 - \$5 / Sq Foot



OWNER

Simonson Companies

ZONING



ZONING AUTHORITY

City of Grand Forks

- [Foreign trade zone](#)
- Lots 8-10 not in city limits, can be annexed
- Remainder of lots are within city limits

TRANSPORTATION



INTERSTATE

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



HIGHWAY

.25 mile south to US Highway 2



NEAREST AIRPORTS

3.5 miles west to GFK: Grand Forks International
 72 miles south to FAR: Hector International Airport



CANADIAN BORDER

75 miles north to North Dakota and Manitoba border, foreign trade zone eligible



RAIL ACCESS

Not currently available

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UTILITY INFORMATION

Electric Power	NoDak Electric Company	Power lines run adjacent to and within property boundaries
Natural Gas	Xcel Energy	?
Water	City of Grand Forks	<ul style="list-style-type: none"> 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"> Grand forks city utilities adjacent to and within property boundaries. 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.
Telecom / Broadband	Midco, Century Link, Hughes Net	Several options; 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

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Owner / Owner's Representation
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Realtor Information
 Not available at this time.