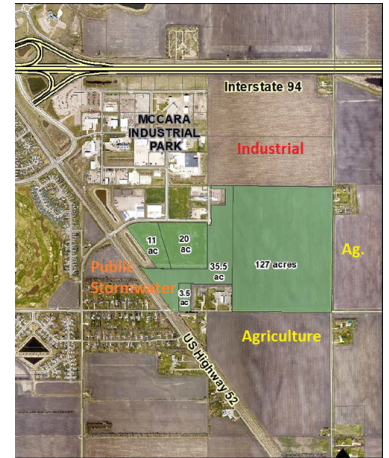


MCCARA INDUSTRIAL PARK

MOORHEAD, CLAY COUNTY, MINNESOTA

Greater Fargo Moorhead Economic Development Corporation



GENERAL SITE INFORMATION

Location	East Boundary: US Hwy 52 - SE Main Ave / West Boundary: 50 Street S North Boundary: 35 Ave S / South Boundary: 40 Ave S, Moorhead, Clay County, Minnesota
Owner	City of Moorhead
Size	197 acres
Zoning	Site is currently zoned - Light Industrial 69.35 acres and Heavy Industrial 127.65 acres
Asking Price	\$2 per square foot for fully serviced lots (31 acres); Unplatted land negotiable
Highway Access	Site is on US Highway 52 less than 1 mile to the I-94 Interchange.
Air Access	Moorhead Municipal (2 miles); Hector International (13 miles)
Rail Access	A rail spur serves the existing industrial park. The line runs northwest / southeast along US Hwy 52. There is a railroad easement along the south parcel line. Future users will dictate installation of spur to new sites.

UTILITY INFORMATION

Electric Power	Moorhead Public Service; Three-phase, 12kV underground, looped; 10 MW immediately available, 1,500 feet to nearest substation.
Natural Gas	Xcel Energy, 2" main, 55 - 60 psi
Water	Moorhead Public Service; 12" watermain; 10 MGD available capacity
Wastewater	City of Moorhead, 18" sewer line, 394,000 gallons per day treatment capacity
Storm Water	City of Moorhead regional pond will provide storm water service for the properties
Telecom/Broadband	Century Link, Cable One, Midco, ViaSat, Hughs Net, 1000 Mbps max

MCCARA INDUSTRIAL PARK

MOORHEAD, CLAY COUNTY, MINNESOTA

SITE DUE DILIGENCE DOCUMENTATION AVAILABILITY

Title Commitment	X	Transportation Access Map	X
Survey	X	Utility Service Maps	X
Site Dimensions and Configuration	X	FEMA Floodplain Designation	X
Phase 1 Environmental Assessment	X	Wetlands Map	X
Geotechnical Soil Survey	X	Archeological and Historical Use Assessment	X
Master Plan	X	Endangered Species Assessment	X
Covenants and Restrictions	X	Air Attainment Status	X

NR = Not Required

X= Indicates completed study with documentation available

COMMUNITY INFORMATION

Community Profile	X	Demographics	X
Business Services and Amenities	X	State and Local Incentives Overview	X
Industrial Support Services/Suppliers	X	Local Letters of Support	X

NR = Not Required

X= Indicates completed information with documentation available

Full site data, studies, reports and files can be accessed by contacting Ryan Aasheim (contact information below).

CONTACT

GREATER FARGO MOORHEAD ECONOMIC DEVELOPMENT CORPORATION

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OWNER/OWNER'S REPRESENTATIVE

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REPRESENTATION

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