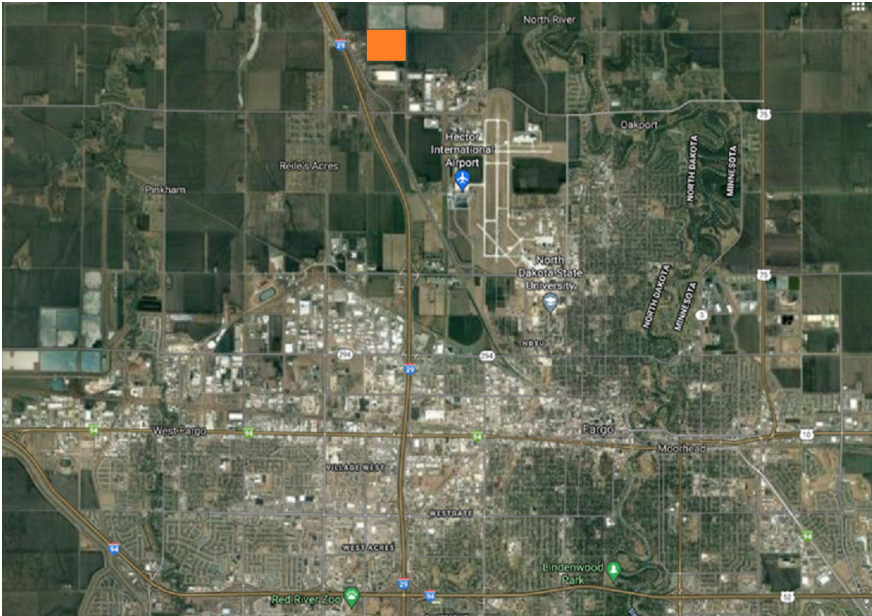


DAKOTA COMMERCE CENTER NORTH FARGO, CASS COUNTY, NORTH DAKOTA

Greater Fargo Moorhead Economic Development Corporation



GENERAL SITE INFORMATION

Location	37th Street North & 52nd Avenue N Reed Township, Cass County, North Dakota
Owner	DAKOTA COMMERCE CENTER 5 LLC represented by CBRE
Size	111.7 acres
Zoning	Site is currently zoned as Limited Industrial (LI)
Asking Price	\$ 4.25 psf
Highway Access	Site is just east of I-29, approximately 1.5 miles to the I-29 interchange
Air Access	Hector International (2.4 miles)
Rail Access	N/A

UTILITY INFORMATION

Electric Power	Cass County Electric Coop, 12.5 KV three-phase power running along this parcel, 5 MW capacity immediately, 3 miles to nearest substation
Natural Gas	Xcel Energy, 4" main, 26 – 66 psig
Water	City of Fargo, 12" water main, 5 MGD available capacity
Wastewater	City of Fargo, 10" Forcemain and 18" Gravity line, 1 MGD
Storm Water	Developer owned with possibility for city to take over; developer may elect to construct a regional or individual pond.
Telecom/Broadband	Century Link, Midco, ViaSat, Hughs Net, 60 Mbps max

DAKOTA COMMERCE CENTER NORTH

FARGO, CASS COUNTY, NORTH DAKOTA

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	NR
Master Plan		Endangered Species Assessment	NR
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 CORPORTATION

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