

**DOCUMENT
READY
SITE**

PROGRAM



WHY FARGO-MOORHEAD?

In the Greater Fargo-Moorhead region, we understand the importance of speed to market. With six certified sites representing more than 1,015 acres (and several more in development), you can get to work faster.

The GFMEDC has worked with multiple partners to qualify sites across the region as document ready, which means that a significant amount of pre-work, identification and location of utilities, and technical reporting on the properties is complete. Our certified site program was developed in partnership with global site consultant, GLS. Each site certification is based on the level of data provided. The more technical information completed, the higher the document ready certification – bronze, silver, gold or the highest, platinum.

The Fargo-Moorhead region is uniquely positioned in the center of North America with access to critical rail, air, and interstate assets, making the region an attractive destination for critical manufacturing, logistics, and shipping projects. Site Selection consultants who recently visited the region highlighted the following positive attributes about the community:

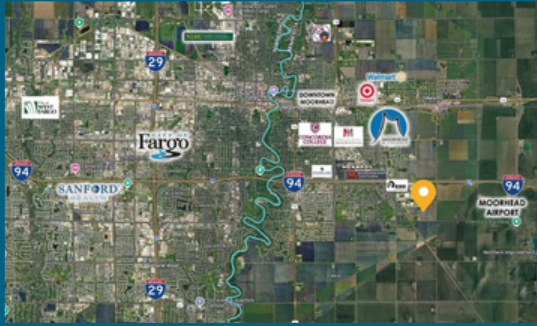
- Impressive AgTech Ecosystem and Innovation Hub
- Lower than national average labor costs for technical positions
- Diverse global companies in biotech, agtech, and manufacturing such as Aldevron, Microsoft, Marvin Windows, Packet Digital, John Deere Electronic Solutions and others
- Region is relatively insulated from natural disasters (no hurricanes, earthquakes, etc.)



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MCCARA

MOORHEAD, CLAY COUNTY, MINNESOTA



West Boundary: US Hwy 52 - SE Main Ave

East Boundary: 60th Street S

North Boundary: I-94

South Boundary: 40 Ave S

Owner: City of Moorhead

Size: 694.29 acres (557 contiguous + 137.29 contiguous)

Zoning: Light Industrial 137.29 acres | Heavy Industrial 557 acres

Asking Price: \$2.00-\$3.00 per sq. ft.

Highway Access: Site is on US Highway 52 less than 1 mile to the I-94 Interchange.

Air Access: Moorhead Municipal (2 mi.); Hector International (13 mi.)

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.



THE CROSSROADS

FARGO, CASS COUNTY, NORTH DAKOTA



Location: 2263 41st Street South

Owner: SCHEELS ALL SPORTS INC

represented by Goldmark Commercial Real Estate

Size: 31.96 acres

Zoning: Site is currently zoned General Commercial

Asking Price: Prices range from \$11.00 to \$16.00 per sq. ft.

Highway Access: Site is at the intersection of I-29 and I-94 - access to I-29 is 3-4 minutes / I-94 is 1-2 minutes

Air Access: Hector International (6 miles)

Rail Access: N/A



FULL SITE DETAILS AVAILABLE HERE



VETERAN'S INDUSTRIAL PARK

FARGO, CASS COUNTY
NORTH DAKOTA



Location: 19th Avenue North in Fargo near the crossroads of 19th Avenue N and 57th Street North

Owner: EagleRidge Development

Size: 33.75 acres

Zoning: Site is platted and zoned LI - Light Industrial

Asking Price: \$3.00-\$4.50 per sq. ft.

Highway Access: Site is west of I-29, approximately 1.89 miles to the I-29 interchange

Air Access: Hector International (4.6 miles)

Rail Access: Class 1 rail provider - Rail spur is under development with BNSF



DAKOTA COMMERCE CENTER - NORTH

FARGO, CASS COUNTY
NORTH DAKOTA



Location: 37th Street North & 52nd Avenue N Reed Township, Cass County, North Dakota

Owner: DAKOTA COMMERCE CENTER 5 LLC represented by CBRE

Size: 72 acres

Zoning: Site is currently zoned as Limited Industrial (LI)

Asking Price: \$4.25 per sq. ft.

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



FULL SITE DETAILS AVAILABLE HERE



NORTHERN PLAINS COMMERCIAL PARK

KINDRED, CASS COUNTY
NORTH DAKOTA



Location: Lot 1 Block 2 Plains Addition
Kindred, Cass County, North Dakota

Owner: Mark & Joan Ottis

Size: 64.06 acres

Zoning: Currently zoned for agriculture, however, the community area growth plan has this site identified as future industrial

Asking Price: \$80,000 per acre

Highway Access: Site is 1.4 miles north of ND Highway 46 | 10.2 miles west of Interstate 29 | 16.7 miles south of Interstate 94

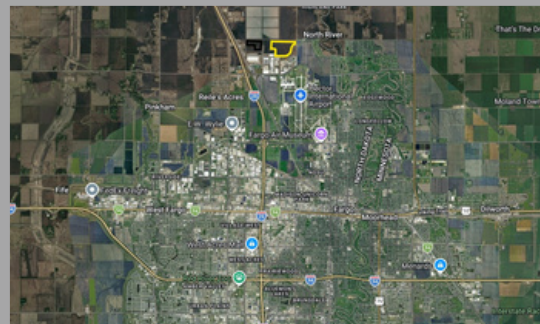
Air Access: Hector International Airport (FAR) is 31 miles

Rail Access: Shortline rail provider with rail bordering east site of site - switch and spur would need to be added



RLN NORTH ACREAGE

FARGO, CASS COUNTY
NORTH DAKOTA



North Boundary: 52nd Ave North

South Boundary: 46th Ave North & County Drain #10 West

Boundary: 37th St. N.

East Boundary: 25th St. N. & County Drain #10

Owner: Robert L Nelson Revocable Trust and County 20 Storage & Transfer Inc

Size: 183.21 acres

Zoning: Site is partially un-zoned and partially in Fargo's ET area

Asking Price: \$1.50 per sq. ft.

Highway Access: Site is just east of I-29, approximately 1.5 miles to the I-29 interchange

Air Access: Hector International Airport (FAR) is 3.3 miles

Rail Access: No Rail Access

FULL SITE DETAILS AVAILABLE HERE

