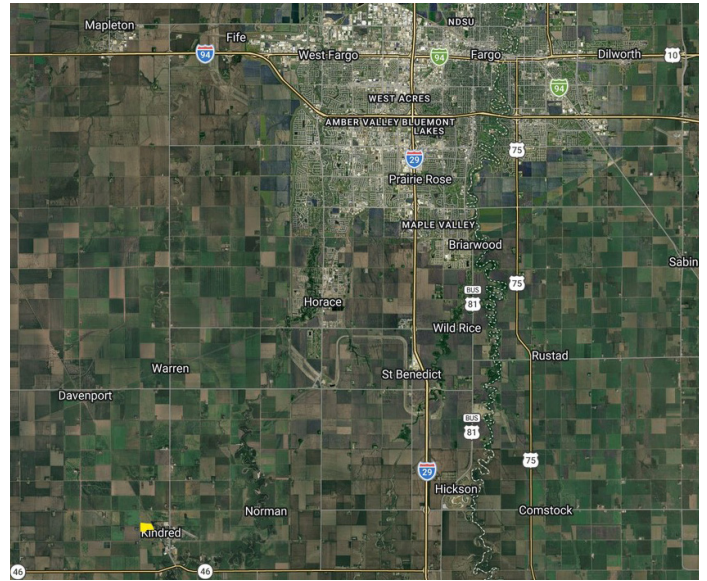
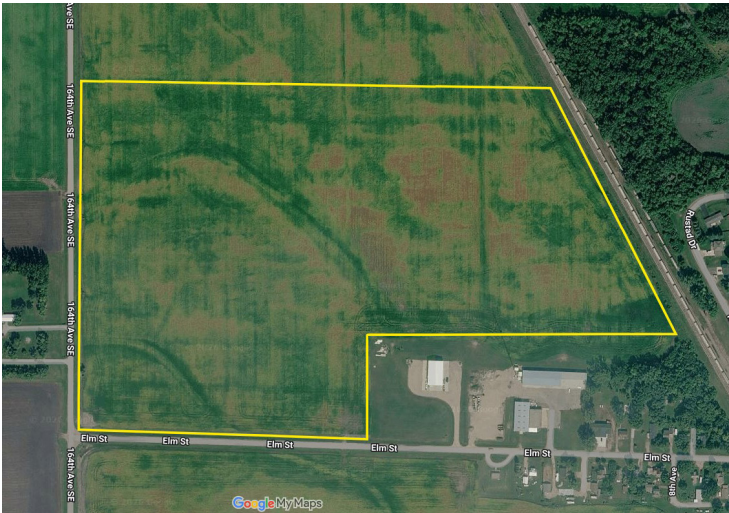


NORTHERN PLAINS COMMERCIAL PARK

KINDRED, CASS COUNTY, NORTH DAKOTA

Greater Fargo Moorhead Economic Development Corporation



GENERAL SITE INFORMATION

Location	Lot 1 Block 2 Plains Addition Kindred, Cass County, North Dakota
Owner	Mark & Joan Ottis
Size	64.06 acres
Zoning	Site is currently 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

UTILITY INFORMATION

Electric Power	Ottertail Power Company: 12.5 KV three-phase power at the site 0.5 MW capacity immediately 0.75 miles to nearest substation Cass County Electric Coop.: 12.5 kv three-phase power along west side of site .75 MW capacity immediately 5.5 miles to nearest substation
Natural Gas	Montana-Dakota Utilities Co. (MDU) 6" line; 50 psig
Water	City of Kindred 8" water main, 10,000 GPD available capacity
Wastewater	City of Kindred 14" sanitary force main, 5,000 GPD available capacity
Telecom/Broadband	MLGC, LLC fiber at greater than 1 Gbps

NORTHERN PLAINS COMMERCIAL PARK

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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		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

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