

PEONY SITE

3500 27th Ave N, Grand Forks, ND



SITE INFO



SIZE

349 Continuous Acres
15,202,440 square feet
*Willing to subdivide**



ASKING PRICE

\$1.00 per square foot
\$15,202,440



OWNER

Fufeng USA
Incorporated

ZONING



ZONING AUTHORITY
City of Grand Forks

- Large Industrial
- [Foreign trade zone](#)
- In City Limits
- Platted
- Fully serviced by 2025

TRANSPORTATION



INTERSTATE

2 miles south and west to
Interstate 29 North/South
76 miles south to Interstate
94 East/West



HIGHWAY

1 mile south to
US Highway 2



NEAREST AIRPORTS

6 miles west to GFK:
Grand Forks International
73 miles south to FAR:
Hector International Airport



CANADIAN BORDER

76 miles north to North
Dakota and Manitoba
border, [foreign trade
zone](#) eligible



RAIL ACCESS

BNSF Railway
5 days/week

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UTILITY INFORMATION

Electric Power	NoDak Electric Company	3 Phase Power Available; distribution system capable of 3 MW at site today. Up to 50 MW available within 3 years.*
Natural Gas	Xcel Energy	Interconnection < 1.0 mile from the site
Water	City of Grand Forks	<ul style="list-style-type: none"> Potable water and fire protection available via 16-inch transmission line 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"> 30-inch trunk wastewater forcemain on 27th Ave S available for connection and conveyance to the City's municipal wastewater treatment plant (WWTP) WWTP is currently being upgraded and will have the capacity to treat 1.7 MGD of additional pretreated industrial demands when completed. 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.
Storm Water	City of Grand Forks	Regional Stormwater Pond construction has been completed immediately east of the site with the capacity to serve 230-acres of industrial development at 85% impervious area
Telecommunications/ Broadband	Midco, Century Link, Hughes Net	Several options available; Fiber available; Business 5 Gig Fiber Available

DOCUMENTATION AVAILABILITY

Title Commitment - Nontransferable	Transportation Access Map
✓ Survey	✓ Utility Service Maps
✓ Site Dimensions and Configuration	✓ FEMA Floodplain Designation
Phase 1 Environmental Assessment	✓ Wetlands Map
✓ Geotechnical Soil Survey - Nontransferable, data available for purchase	Archaeological and Historical Use Assessment
Master Plan	Endangered Species Assessment
Covenants and Restrictions	Air Attainment Status

GET IN TOUCH

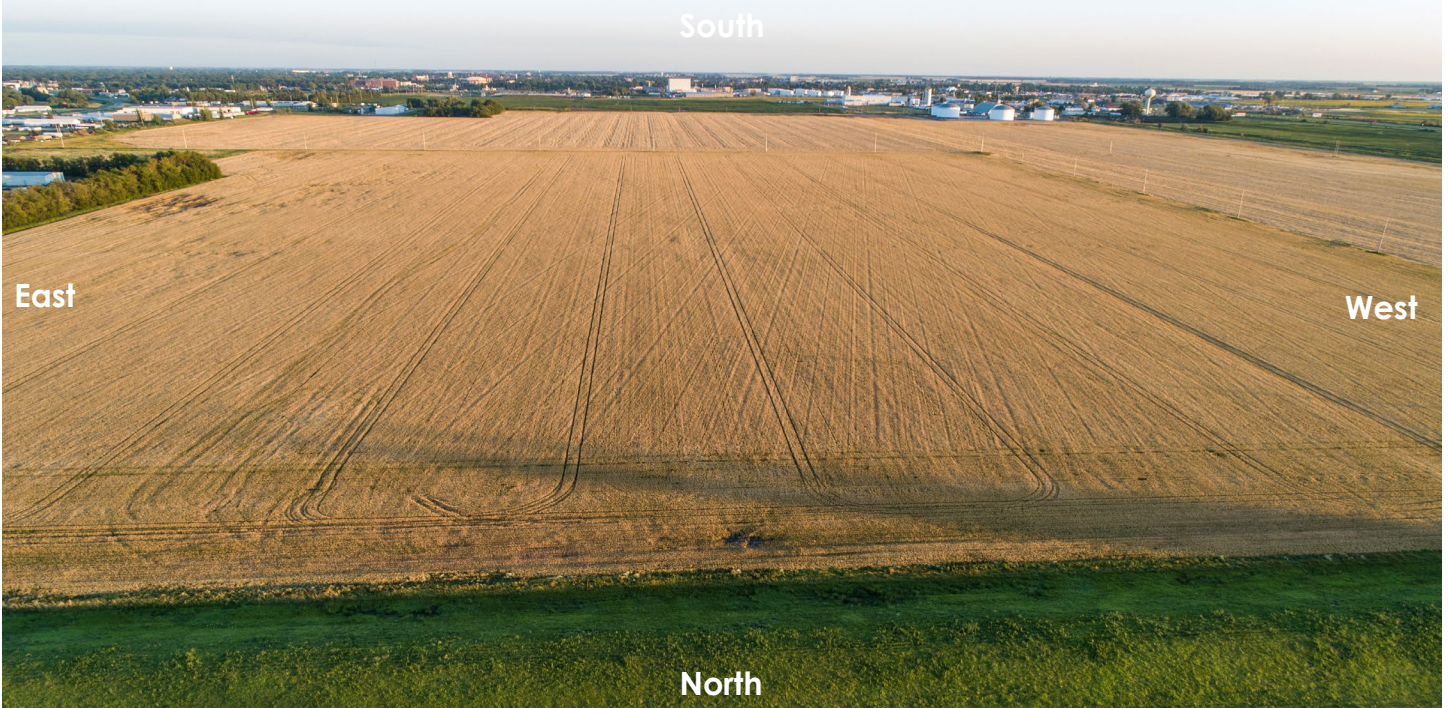
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Owner / Owner's Representation
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Realty Information
[LoopNet Listing](#)

PEONY SITE PHOTOS

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