



CBRE

**339 ACRE  
SHOVEL READY  
SITE**

3500 27TH AVE N  
GRAND FORKS  
NORTH DAKOTA 58203

TAX ADVANTAGED  
SUPER REGIONAL  
MULTIMODAL  
OPPORTUNITY



# SUMMARY

CBRE is pleased to offer for sale, 339 acres of rail-served, planned industrial land in Grand Forks, ND. The largest available rail-served site in the state, this opportunity benefits from a strategic location in 1 of 2 Foreign Trade Zones in North Dakota. The Property features Super Regional connectivity with multimodal transportation available via land, air, and rail to major U.S. Ports of Entry. The property is fully platted within Grand Forks City Limits and is well supported by strong local labor market.

## HIGHLIGHTS



OMNICHANNEL  
OPPORTUNITY



INTERNATIONAL  
TRADE ZONE

## PROPERTY DETAILS

PRICE / SF

\$1.00

AVAILABLE ACREAGE

339.45

TOTAL SF

14,786,747

ASSESSED VALUE (2023)

\$339,000

TAXES (2023)

\$5,975

SPECIAL ASSESSMENT BALANCE

\$1,972,486

SPECIALS (2023)

\$107,094

TAXES AND SPECIALS (2023)

\$113,069

PARCEL NUMBER

44.2632.002.00

LAND USE

INDUSTRIAL

**BNSF RAIL SERVICE  
W/ MAINLINE  
ACCESS**

 **VIEW BNSF  
NETWORK MAP**



**6 MILES TO  
GRAND FORKS  
INTERNATIONAL  
AIRPORT (GFK)**



**73 MILES  
TO HECTOR  
INTERNATIONAL  
AIRPORT (FAR)**



**2 MILES TO  
INTERSTATE 29:  
NONSTOP FROM  
CANADIAN BORDER  
TO KANSAS CITY**



**1 MILE TO US-2:  
CONNECTING  
SEATTLE TO GREAT  
LAKES SHIPPING  
CHANNELS**



**SUPER REGIONAL  
CONNECTIVITY**



# ECONOMIC INCENTIVES



STRATEGIC LOCATION WITHIN 1 OF 2 INTERNATIONAL TRADE ZONES IN ND



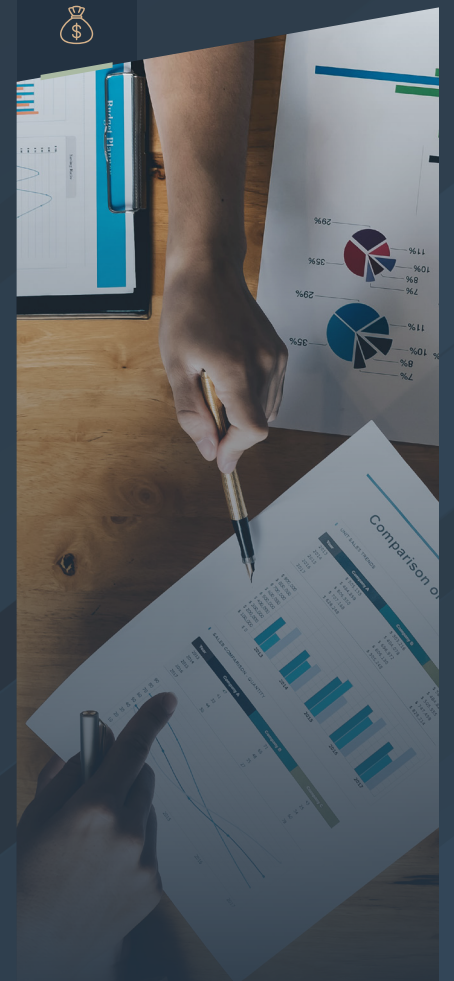
CORPORATE INCOME TAX ABATEMENT FOR QUALIFIED, PRIMARY SECTOR BUSINESSES



PRIMARY SECTOR MANUFACTURING EQUIPMENT MAY QUALIFY FOR SALES & USE TAX EXEMPTION



WORKFORCE RECRUITMENT AND TRAINING TAX CREDITS AVAILABLE



ADDITIONAL DIRECT FINANCING AND INTEREST SUBSIDY PROGRAMS AVAILABLE



# FOREIGN TRADE ZONE

Qualifying goods within Foreign Trade Zones are considered international commerce and not subject to customs duties unless or until they enter the U.S.

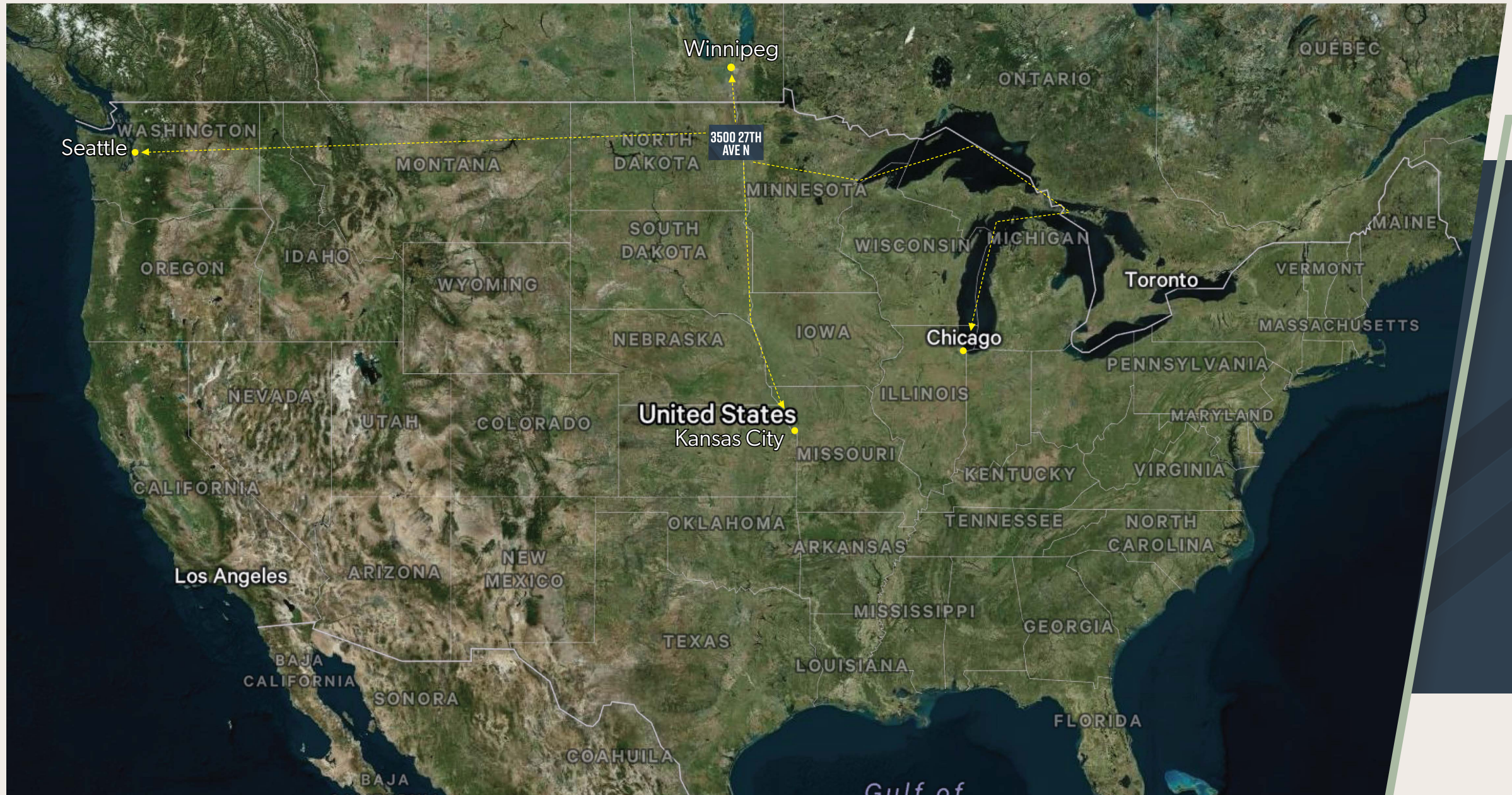
Raw materials can enter duty free, be refined, assembled, manufactured, and exported without paying customs duties



*\*Prospects should engage their own consultants to verify*



# LOCATION/





# SITE INFRASTRUCTURE

## WATER

### CITY OF GRAND FORKS

- + 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

## NATURAL GAS

### XCEL ENERGY

- + Interconnection < 1.0 mile from the site

## STORMWATER

### 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

## WASTEWATER

### CITY OF GRAND FORKS

- + 30-inch trunk wastewater forcemain on 27th Ave S available for connection and conveyance to the City's municipal wastewater treatment plant (WWTP)
- + WWTP currently undergoing upgrades to treat 1.7 MGD of additional pretreated industrial demands when completed
- + WWTP is configured to be readily expandable to accommodate additional 5 MGD of capacity
- + 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

## TELECOMMUNICATIONS

### MIDCO, CENTURY LINK, HUGHES NET

- + Several providers available offering 5 Gig Fiber

## ELECTRIC

### NODAK ELECTRIC COOPERATIVE

- + 3-Phase power available; distribution system capable of 3 MW at site today. Up to 50 MW available within 3 years.\*





# AVAILABLE / DUE DILIGENCE



SITE DIMENSIONS AND CONFIGURATION



FEMA FLOODPLAIN DESIGNATION



GEOTECHNICAL SOIL SURVEY

Data available for purchase



UTILITY SERVICES



WETLANDS MAP



SURVEY







3500 27TH AVE N  
GRAND FORKS  
NORTH DAKOTA  
58203

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