



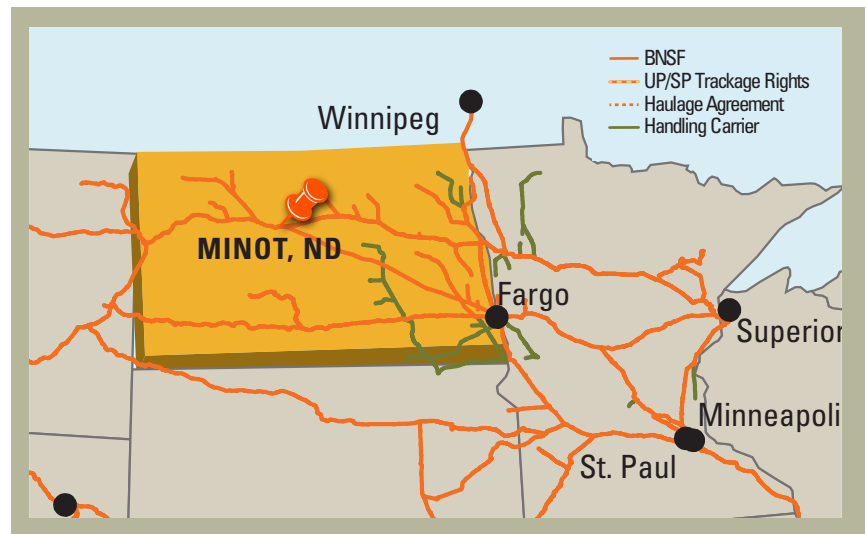
The 800 acre industrial park is located in the northeast corner of Minot, North Dakota. The rail-served portion of the park, 386 acres, has received certification as part of BNSF Railway's Site Certification program. BNSF certification ensures a site is ready for rapid acquisition and development through a comprehensive evaluation of existing and projected infrastructure, environmental and geotechnical standards, utility evaluation and site availability.

SELECTING A CERTIFIED SITE CAN:

- Reduce development time
- Increase speed to market
- Reduce upfront development risk of rail-served industrial sites

PROPERTY DETAILS

Industrial Park of Minot's 386 acres has been certified and is ready for development. The site is located in the northeast corner of Minot, north of Ward County Road 12. Approximately 80 acres of the site is graded and at a high level of readiness for construction. There are railroad tracks constructed on the west side of the property with the capability to construct spurs to service those lots.



Site Details:

- 386 acres available for development
- Direct access to BNSF Railway
- Shovel-ready sites available
- Zoned Heavy Industrial (I-2)
- Convenient access to three U.S. highways

CONTACT INFORMATION

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Minot Area Development Corporation

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SITE PROFILE

Land Area	386 acres
Zoning	Heavy Industrial (I-2)
Owner	Minot Area Development Corporation
Price	Negotiable

UTILITIES

Electric	Verendrye Electric Cooperative
Gas	Montana-Dakota Utilities
Water	City of Minot
Wastewater	City of Minot
Telecommunications	SRT

DEMOGRAPHICS

Minot is part of the three county Minot Micropolitan Area, a community of about 77,000 in population.

POPULATION

Minot	48,743
10 mile radius	50,366
15 mile radius	57,712
20 mile radius	60,984

WORKFORCE

Minot attracts commuters from many of the surrounding communities in the Minot Micropolitan Area.

Total Wage & Salary Employment	59,490
Annual Mean Wage	\$48,180

BNSF PREMIER PARKS, SITES AND TRANSLOAD PROGRAM

BNSF Certified Sites are a part of the Premier Parks, Sites and Transload program which is a strategic approach to addressing the increasing demand for customer site locations by developing various types of facilities across the BNSF network. BNSF Certified Sites have been reviewed by an industry expert in order to ensure accurate, reliable data. Our goal is to provide an inventory of rail-served sites that are available for immediate development.*

* In order to ensure a safe, efficient and economical switch operation, BNSF will want to review and approve the engineering plans to serve each tenant facility.