

# NORTHLAND CONNECTION™

## Property Sheet

7/27/12 AD

Site Information:		
Site Name:	Chisholm McDonalds Land	
Class Type: (Circle One)	<input type="checkbox"/> Class A Office	
	<input type="checkbox"/> Class B Office	
	<input type="checkbox"/> Class C Office	
	<input type="checkbox"/> Commercial Buildings	
	<input type="checkbox"/> Industrial Buildings	
	<input type="checkbox"/> Industrial/Warehouse	
	<input checked="" type="checkbox"/> Land Only (Commercial)	
	<input type="checkbox"/> Land Only (Industrial)	
	<input type="checkbox"/> Retail	
	<input type="checkbox"/> Office/Retail	
	<input type="checkbox"/> Office/Warehouse	
	<input type="checkbox"/> Warehouse/Distribution	
	Site Type: (Circle One)	<input type="checkbox"/> Office
<input type="checkbox"/> Industrial		
<input checked="" type="checkbox"/> Retail		
<input type="checkbox"/> Multi-Family		
<input type="checkbox"/> Hospitality		
Tenant Mix of Building (Square Feet for Each): <i>This information will be kept confidential and will only be used to calculate vacancy and absorption rates.</i>	Total Building	
	Government	
	Corporate/Business	
	Legal	
	Banking/Financial	
	Medical/Health	
	Retail/Restaurants	
	Arts/Entertainment	
	Residential/Housing	
	Non-Profit	
	Other	
Vacant		
Property Description:	The vacant land, which consists of 2.31 acres, is located adjacent to McDonalds in Chisholm, MN. and is between Highways 73 + 169, and off of Iron Drive. There is a shared entry point with McDonalds. The land is also close in proximity to Ironwood →	
	Name of Park	
	Within a Business, Industrial, Eco-Industrial, Technology or Energy Park	
	Business and Industrial Parks: <input checked="" type="checkbox"/> (Yes or No)	
	Iron Range Resources Service Territory: <input checked="" type="checkbox"/> (Yes or No)	
	JOBZ: <input checked="" type="checkbox"/> (Yes or No)	
	Shovel Ready per State Guidelines: <input checked="" type="checkbox"/> (Yes or No)	
	Brownfield: <input checked="" type="checkbox"/> (Yes or No)	
	Chisholm Business Park	
	Region 7	

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Foreign Trade Zone Property: (Yes or No) <span style="float: right;">No</span>		
Address 1:	710 Iron Drive	
Address 2:	-	
Floor: (i.e. Second Floor)	-	
City:	Chisholm	
<p>For Duluth properties, circle specific neighborhood.</p>	<b>Duluth Submarket</b>	<b>Duluth Neighborhood</b>
	<b>Central Business District</b>	Downtown
		Canal Park
		Central Hillside
		Park Point
		Bayfront
		Port
	<b>West</b>	Lincoln Park
		West Duluth
		Piedmont
		Riverside/Smithville/Morgan/Gary/New Duluth
	<b>Miller Hill Corridor</b>	Airport/Airpark
		Duluth Heights
		Central Entrance/Miller Trunk
	<b>East</b>	East Hillside
		Woodland/Mt. Royal
Kenwood		
East End/Plaza		
London Road		
Lakeside/Lester Park		
State:	Minnesota	
Postal Code:	55719	
County:	St. Louis	
Latitude:		
Longitude:		
Owner:	McDonald's Corporation	

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## Property Sheet

Building Characteristics	
Current/Previous Use	<i>Land/Land</i>
Vacant: (Yes or No) <input checked="" type="checkbox"/>	<i>yes</i>
Construction Type: (Circle One)	<del>Masonry</del>
	<del>Masonry/Steel Frame</del>
	<del>Masonry/Wood Frame</del>
	<del>Steel Frame</del>
	<del>Wood Frame</del>
	<del>Modular</del>
	<del>Pre-cast</del>
Year Built:	-
Year(s) Renovated:	-
Total Area (Sq. Ft.):	<i>See next page</i>
Total Area Available (Sq. Ft.):	<i>100,623 sq land</i>
Maximum Division (Sq. Ft.):	<i>2.31 acres</i>
Minimum Division (Sq. Ft.):	-
Contiguous Area Available (Sq. Ft.):	<i>N/A</i>
Number of Floors:	-
ADA Compliant: (Yes or No)	-
On-Site Management: (Yes or No)	-
Multi-Tenant Option: (Yes or No)	-
Air-Conditioned Office: (Yes or No)	-
Air-Conditioned Warehouse: (Yes or No)	-
Maximum Ceiling Height (In Feet):	-
Clear Height (In Feet):	-
Open Span: (Yes or No)	-
Overhead Crane: (Yes or No)	-
Crane Capacity (Tons):	-
Number Drive-up Docks:	-
Number of Drive-in Doors:	-
Drive-in Door Dimensions:	-
Sprinklers: (Yes or No)	-
Number of Passenger Elevators:	-
Number of Freight Elevators:	-
Lot Width (In Feet):	<i>359.56'</i>
Lot Depth (In Feet):	<i>449.69'</i>
Lot/Ramp Parking: (Yes or No)	-
Number of Parking Spaces:	-
Land For Expansion: (Yes or No) <input checked="" type="checkbox"/>	<i>No</i>

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Site Characteristics	
Zoning Class: (Circle One)	<input checked="" type="radio"/> Airport <input type="radio"/> Commercial <input type="radio"/> Industrial <input type="radio"/> Industrial/Technology <input type="radio"/> Light Industrial <input type="radio"/> Light Manufacturing <input type="radio"/> Manufacturing <input type="radio"/> Medical <input type="radio"/> Technology <input type="radio"/> Waterfront
Total Acres:	2.31 acres
Available Acres:	2.31 acres
Divisible: (Yes or No) <input checked="" type="radio"/> No	No
Build To Suit: (Yes or No) <input checked="" type="radio"/> No	No
100 Year Flood Plain: (Yes or No)	?
Phase One Environmental Audit: (Yes or No) <input checked="" type="radio"/> No	Yes
Phase One Date Completed:	<del>Completed</del> (1995)
Number of Buildings:	-
Air Service: (Yes or No) <input checked="" type="radio"/> No	No
Rail Access: (Circle One)	<input type="radio"/> Spur <input checked="" type="radio"/> Adjacent <input type="radio"/> No Access
Financial Information	
For Sale (Yes or No) <input checked="" type="radio"/> No	For Sale
Sale Price:	\$402,500 \$4.00 psf
Current Year Assessments:	-
Current Real Estate Tax:	\$24,150 (2012)
For Lease (Yes or No) <input checked="" type="radio"/> No	No
Lease Rate (One Rate or High/Low Range):	-
Lease Type (Net, Gross or Modified Gross):	-
Additional Charges for Net or Modified Gross Leases:	
Electricity	-
Natural Gas	-
Real Estate Taxes (if charged separately)	See above
Common Area Maintenance (Sq. Ft.):	-
Tenant Improvement Allowance (Sq. Ft.):	-
Other (Describe)	-
Parcel(s):	One (1) 020-0220-00020
Block Number:	-
Lot Number:	-
Legal Description:	That part of NE 1/4 of
Quiet Site*: (Yes or No) <input checked="" type="radio"/> No	No. NE 1/4 described as.....

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## Property Sheet

Utilities - (Electric Provider)	
Provider Name:	Minnesota Power
Voltage:	
Amps:	
Phase:	

Utilities - (Natural Gas Provider)	
Provider Name:	Minnesota Energy

Utilities - (Water Provider)	
Provider Name:	City of Chisholm

Utilities - (Wastewater Provider)	
Provider Name:	City of Chisholm

Utilities - (Telecommunications Provider)	
Provider Name:	Mediacom / Direct TV

Utilities - (Broadband Access)	
Broadband Access (Circle One)	<input checked="" type="radio"/> Fiber <input checked="" type="radio"/> Wireless <input type="radio"/> Cable <input type="radio"/> DSL <input checked="" type="radio"/> T1/DS3/OC-N <input type="checkbox"/> No Broadband Access <i>Coming</i>

Utilities - (Fiber Optic Provider, if Applicable)	
Provider #1:	
Provider #2:	

Contact Organization:	
Organization Name:	Diehl + Partners LLC
First Name:	Lisa
Last Name:	Diehl
Address 1:	5301 Ashshire Blvd
Address 2:	
City:	Edinburg
State:	MN
Postal Code:	55436
Phone:	612-508-6410
Fax:	952-285-5244
Cell:	612-508-6410
Email:	lisa.diehl@glaxo.com
Web site:	Diehl.com

Include up to 5 photos (jpegs) of the site, also site plans or plat maps (PDFs) or any other relevant document.

\*A quiet site is a property where an owner does not wish to advertise its availability. However if the right project came along, the owner would consider selling or leasing. This information and its conditions will be discussed internally for economic development purposes and will not be published on NC.com or other Web sites.

7/22/12