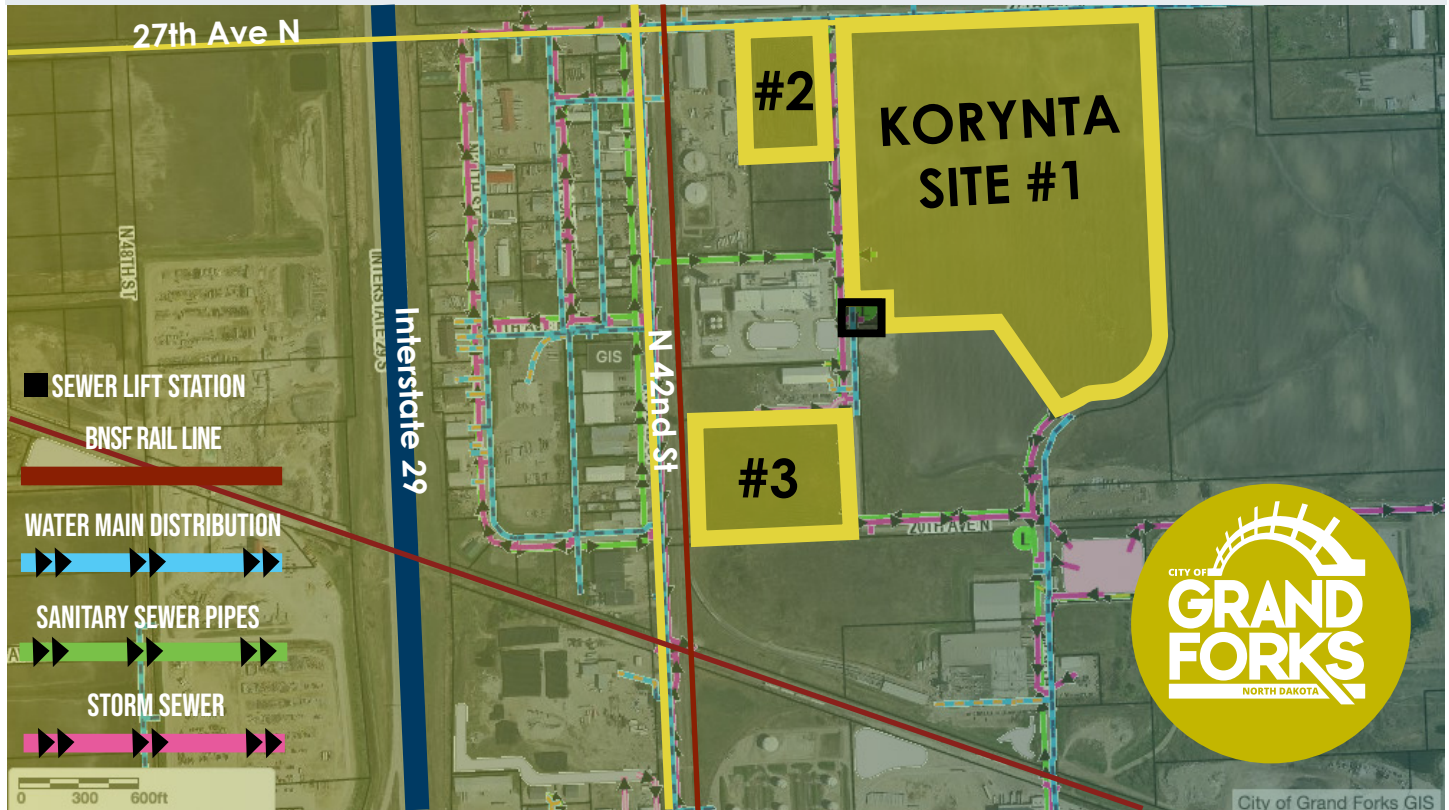


KORYNTA SITES

Falconer Township, North Dakota



SITE INFO



SIZE

75 Acres
3,267,000 square feet



ASKING PRICE

Negotiable,
contact seller



OWNER

Ardell & Ina Korynta

ZONING



ZONING AUTHORITY

City of Grand Forks

- [Foreign trade zone](#)
- Not in city limits
- Can be annexed

TRANSPORTATION



INTERSTATE

1 mile south and east to
Interstate 29 North/South
76 miles south to Interstate
94 East/West



HIGHWAY

3 miles north to US
Highway 2



NEAREST AIRPORTS

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



CANADIAN BORDER

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



RAIL ACCESS

Not currently
available

KORYNTA

Falconer Township, North Dakota

UTILITY INFORMATION

Electric Power	NoDak Electric Company	3 Phase power available; distribution system is capable of 3MW at site today. Up to 50MW available within 3 years.*
Natural Gas	Xcel Energy	6 in SC line available, 60 psi delivery pressure at 42nd St N and 27th Ave S. 300 PSI at #1 & 2. 60 PSI at #3. More than likely no main ext needed.
Water	City of Grand Forks	<ul style="list-style-type: none"> Senior water rights on the Red and Red Lake Rivers totaling 40 MGD. 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 N 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 in 2025. 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. Adequate instream river flows for further wastewater discharges.
Storm Water	City of Grand Forks	Storm water pond would need to be constructed once land is annexed. City pays for storm water collection ponds.
Telecom / Broadband	Midco, Century Link, Hughes Net	Several options available; Fiber available; Business 5 Gig Fiber Available

DOCUMENTATION AVAILABILITY

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

GET IN TOUCH

Grand Forks Region EDC
 Kevin Hatcher
 Business Development Officer
 +1 701.746.2724
kevinh@grandforks.org
grandforks.org

Owner / Owner’s Representation
 Please contact the Grand Forks Region EDC for contact information.

Realtor Information
 Not available at this time.

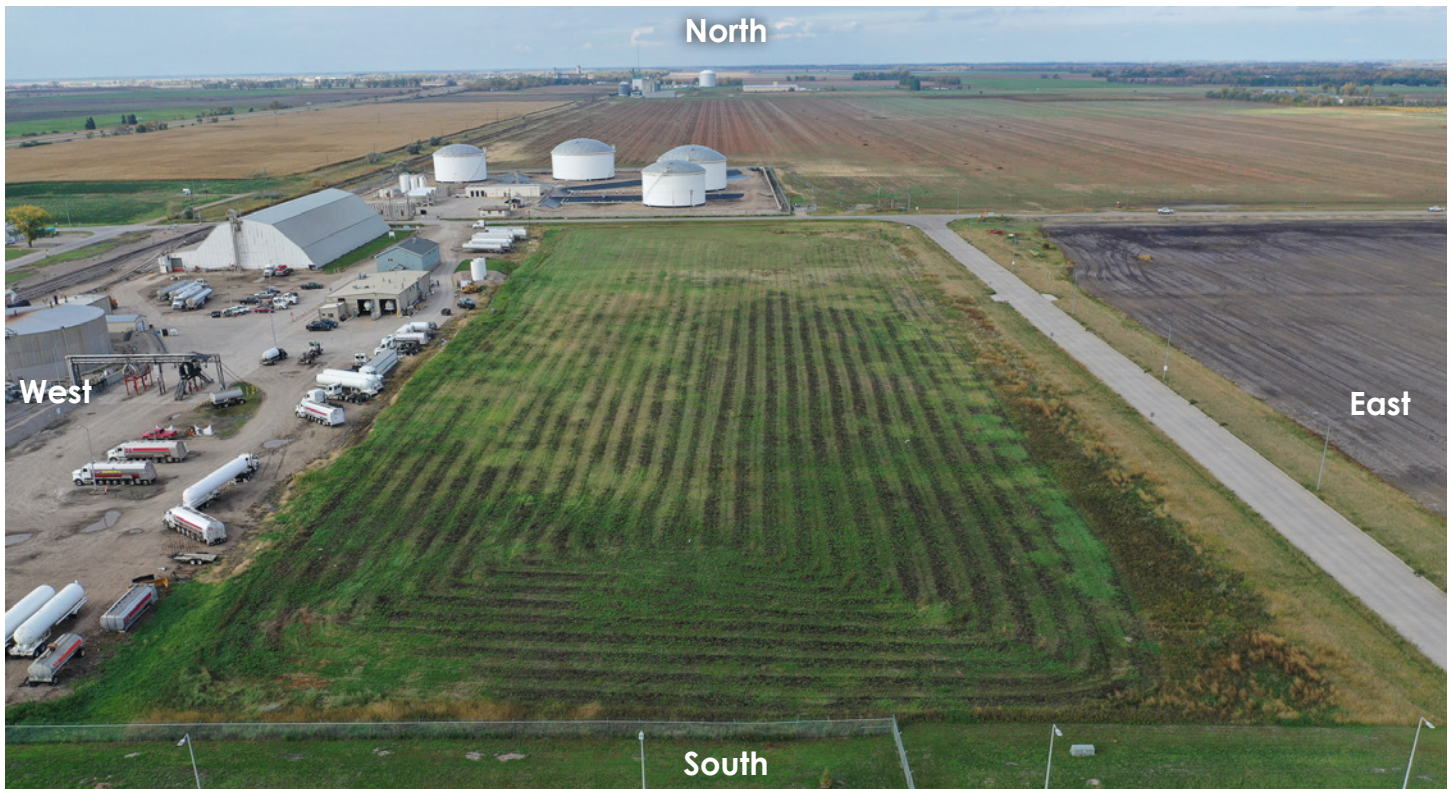
KORYNTA SITE 1

Falconer Township, North Dakota



KORYNTA SITE 2

Falconer Township, North Dakota



KORYNTA SITE 3

Falconer Township, North Dakota

