



Becker Industrial Park is 67 acres located in Sherburne County, Minnesota, approximately 50 miles northwest of the Minneapolis. The industrial park has access to BNSF Railway and 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**

Becker Industrial Park consists of 67 acres with contiguous lots that can be combined into two areas of 25 and 35 acres. The site is zoned Heavy Industrial and is bordered to the east by BNSF Railway. The site is adjacent to US Highway 10, 9.6 miles away from I-94 and 48 miles from I-35.

**Site Details:**

- 67 acres available for development
- Direct access to BNSF Railway
- Industrial zoning



**CONTACT INFORMATION**

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## SITE PROFILE

<b>Land Area</b>	67 acres
<b>Zoning</b>	Heavy Industrial
<b>Price</b>	\$1.50 per square foot

## DEMOGRAPHICS

Becker is a community in Sherburne County, Minnesota. As of the 2010 census, the population was 5,048.

## POPULATION

<b>City of Becker</b>	
<b>5 mile radius</b>	8,876
<b>10 mile radius</b>	50,210
<b>15 mile radius</b>	103,308
<b>20 mile radius</b>	273,683

## UTILITIES

<b>Electric</b>	Xcel Energy
<b>Gas</b>	Xcel Energy
<b>Water</b>	City of Becker
<b>Wastewater</b>	City of Becker
<b>Telecommunications</b>	Arvig

## WORKFORCE

City of Becker	
<b>Total Wage &amp; Salary Employment</b>	2,783
<b>Annual Mean Wage</b>	\$61,040

## 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.