

NORTHERN PLAINS COMMERCE CENTRE FAQs

**Q. WHAT IS THE NORTHERN PLAINS
COMMERCE CENTRE (NPCC)?**

A. The Northern Plains Commerce Centre is a 243 acre industrial park that is rail served.

**Q. WHAT DOES IT MEAN FOR THE
BISMARCK-MANDAN REGION?**

A. Whether customers of the NPCC are local manufacturers, distributors, retailers or suppliers of these companies, the ability to ship by rail offers another option for shippers to reduce transportation costs. The facility also provides a competitive edge in our ability to attract companies to locate or expand in our community with shovel-ready construction sites.

**Q. HOW MUCH LAND IS CURRENTLY
AVAILABLE FOR DEVELOPMENT
AT THE NPCC?**

A. The NPCC is a 243-acre fully developed industrial park site. Rail and non-rail served parcels of various sizes are available for lease or purchase.

**Q. WHERE IS THE INDUSTRIAL PARK AND
AVAILABLE PROPERTY LOCATED?**

A. The Northern Plains Commerce Centre is located on the southeast side of Bismarck, adjacent to the Bismarck Airport. The industrial park has easy access to both US I-94 (east/west) and US Highway 83 (north/south).

The NPCC available property begins west of the Bobcat Company MSC on the south side of Morrison Ave. It includes property on the east and west side of Northern Plains Drive between Airway Ave. and Morrison Ave. The property extends south on Northern Plains Drive.

**Q. WHAT ABOUT THOSE LOTS ON
THE SOUTH SIDE OF THE NPCC?**

A. The 13.63 and 17.60 acre parcels on the south side of the property can be rail-served and both the switch and stub track are already built to the property. However, no other City owned parcels in the NPCC can be rail-served at this point.

**Q. WILL THE CITY SELL OR LEASE LOTS
IN THE NPCC?**

A. The City is willing to sell or lease property in the NPCC. In general, sale prices range from \$2.50 - \$3.00 per square foot depending upon frontage to concrete streets and other factors. Lease rates will vary with the term

**Q. WHAT KIND OF COMPANIES SHOULD
CONSIDER LOCATING IN THE NPCC?**

A. The NPCC is designed for companies that expect to move large volumes of freight by rail and/or truck. Typically that includes advanced manufacturers, ag-processors, warehouse and distribution companies.

**Q. WHAT ABOUT SPECIAL ASSESSMENTS
IN THE NPCC?**

A. Sections of Northern Plains Drive, Global Drive and Trade Street have recently been improved to concrete via a special assessment improvement district. Special assessments were applied to adjacent properties in the fall of 2015 with the first installment paid with the property taxes in 2016. After the City pays the special assessments for the parcels it owns, the sales prices will be adjusted accordingly.

**Q. SINCE THE NPCC IS CLOSE TO THE
BISMARCK AIRPORT, WHAT DO I NEED
TO KNOW BEFORE I BUILD THERE?**

A. All buildings constructed in the NPCC must receive clearance from the Federal Aviation Administration (FAA). This is done in coordination with the client's project engineer.