

An aerial photograph of an industrial park. In the center, there is a large, rectangular, blue-roofed industrial building. To the left of the building is a large, cleared, light-colored area, possibly a parking lot or a construction site. Further left, there are several long, low industrial buildings and a large parking lot filled with cars. The foreground is dominated by a large, dark, wooded area. In the background, there are more industrial buildings and a clear blue sky. The image is framed by large, colorful geometric shapes (triangles and polygons) in shades of blue, green, and orange, which are layered over the photograph. A white, stylized banner with a curved top and bottom edge is positioned across the middle of the image, containing the text "SOUTHEAST INDUSTRIAL PARK".

# SOUTHEAST INDUSTRIAL PARK

DISCOVER THE  
SOUTHEAST  
ADVANTAGE



# DISCOVER THE **SOUTHEAST ADVANTAGE**

Build to your specifications in less than a year at Southeast Industrial Park in Cottage Grove, Minnesota. A premier Shovel-Ready Certified Site rail-served by Canadian Pacific, Southeast Industrial Park offers immediate and unrivaled build-to-suit potential for manufacturing, warehouse/distribution and/or outdoor storage. Southeast Industrial Park benefits from connections to the Twin Cities and greater Midwest region, as well as a robust nearby workforce. This exciting development also boasts maximum flexibility on size and structure, with up to 24 acres of contiguous acreage available for sale, lease, BTS for lease or BTS for sale. Begin establishing the future of your business at Southeast Industrial Park today.

## ADVANTAGE // ACCESS // SUCCESS









# PROPERTY FEATURES

- Build-to-suit options from 15,000-350,000 square feet on 4-24 acres of land
- I-5 Railroad Access Industrial District (Heavy Industrial Zoning)
- Outdoor storage available
- Minnesota Shovel-Ready Certified Site
- Environmental Assessment Worksheet (EAW) completed
- No assessments owned/pending
- Public utilities stubbed to site
- Stormwater in place
- Potential city incentives available



**24 ACRES //**

**RAIL-SERVED //**

**SHOVEL-READY //**







# NORTH STAR SHEETS' **SUCCESS**

North Star Sheets' 161,000-square-foot Southeast Industrial Park facility is situated on 16 acres of land and features office, manufacturing and storage space, as well as state-of-the-art machinery. The award-winning project was specifically designed to allow train cars to enter the building to optimize and expedite workflow. Opus Development Company's site plans were city-approved in less than 60 days, and the facility was fully operational less than a year after breaking ground.





# PREMIUM

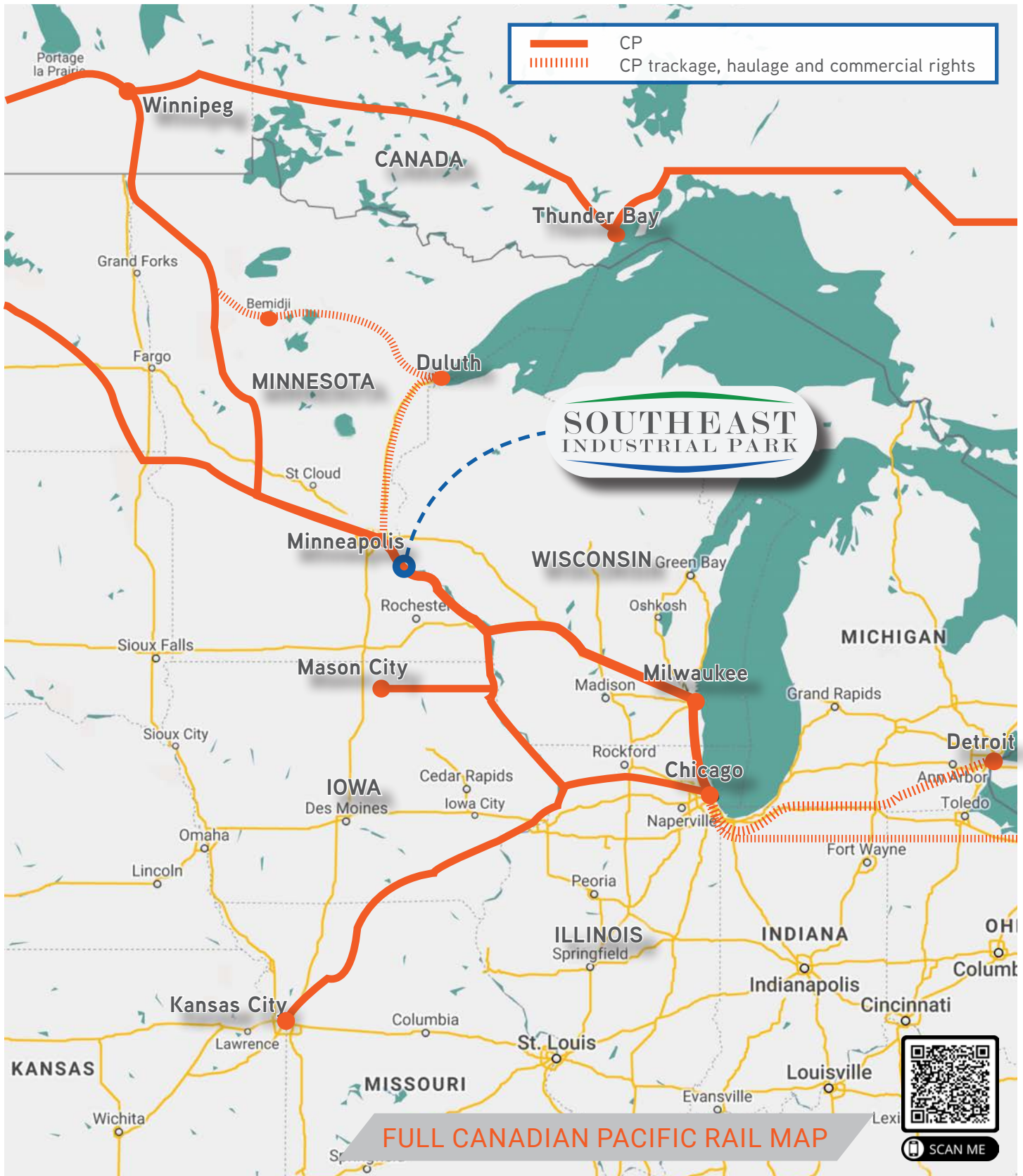
Whether by train, plane or automobile, Southeast Industrial Park's Cottage Grove location provides convenient access for your employees, business partners and supply chain via the Canadian Pacific network, Highway 61, I-494 and the Minneapolis-St. Paul International Airport.

Your place of business will have direct rail connection to major regional distribution hubs including Chicago, Milwaukee, Duluth and Winnipeg, as well as access to the greater Canadian Pacific network in the US and Canada. Plus, the easy route to the I-94 transportation corridor facilitates simple truck transport.

# MIDWEST ACCESS



# REGIONAL CANADIAN PACIFIC RAIL NETWORK





# WORKFORCE **BENEFITS**

Located in Cottage Grove (pop. 37,208), an established community with a robust nearby workforce, your built-to-suit space will be steps away from a walk over lunch or an outdoor meeting at Hamlet Park. Additionally, two retail commerce hubs are only a 10-minute drive to the north or south of Southeast Industrial Park and offer coffee, lunch and shopping options.





## ACCESS STATS

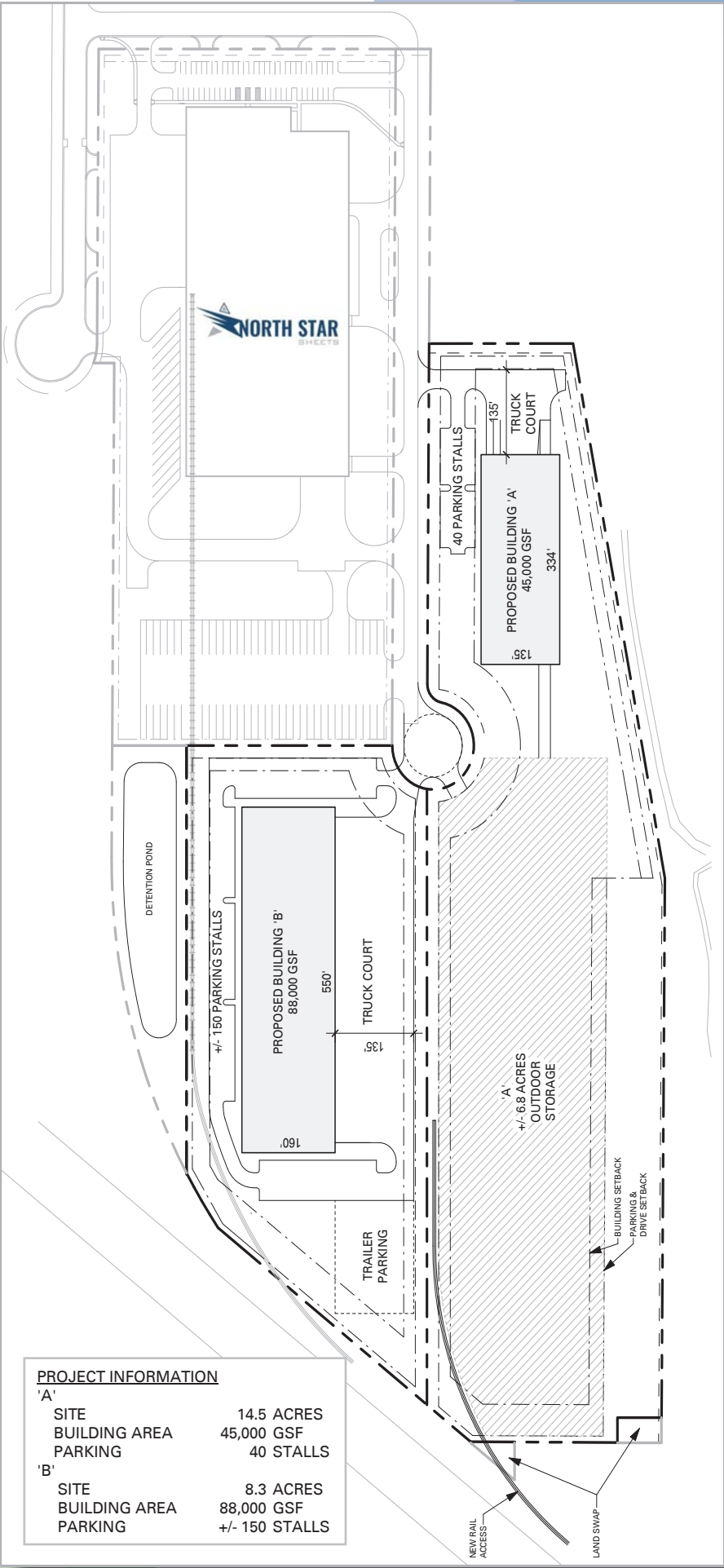
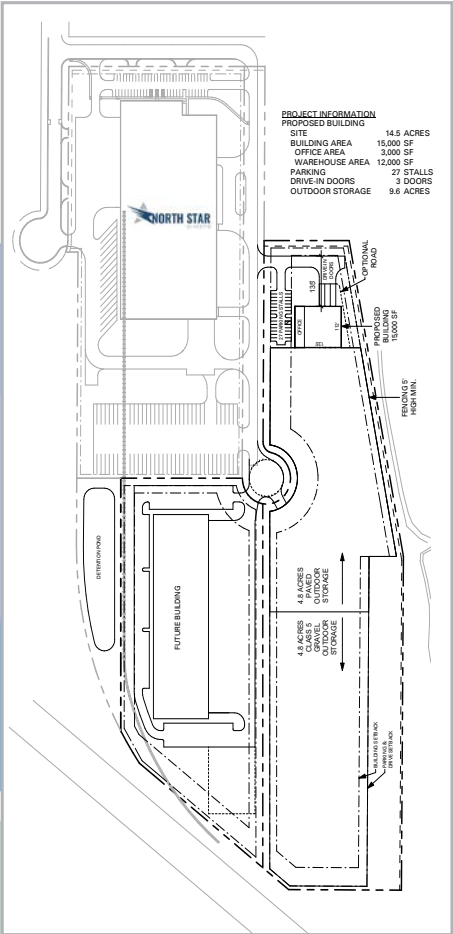
- 1.6 miles to Hwy 61
- 8 miles to I-494
- 13 miles to I-94
- 18 miles to MSP International Airport
- Rail-served by Canadian Pacific
- Adjacent to Hamlet Park walking trail
- Shopping, coffee and lunch options nearby





# CONCEPT PLANS

See below for site plan options, which can be tailored to meet your unique manufacturing, warehouse/distribution and/or outdoor storage needs.









## CONTACT US



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