



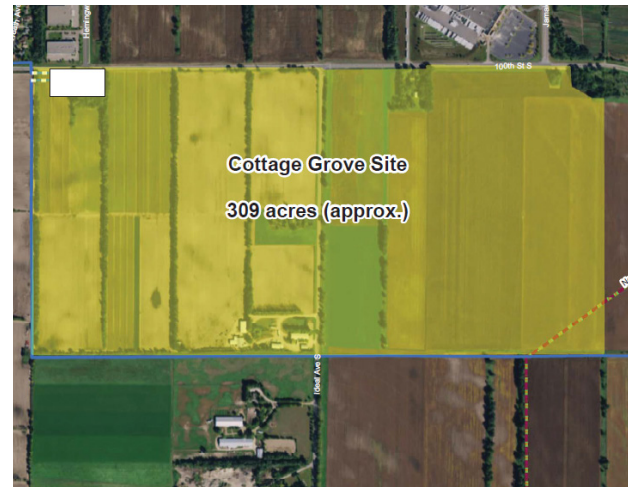
Cottage Grove

Address:

S of 100th Street South
Cottage Grove, MN

Property and area description:

This 309 acre site is located in Cottage Grove, MN. Cottage Grove is a growing community in the Southeast Twin Cities metropolitan area. Situated close to St. Paul, their residents and businesses can take advantage of convenient access to urban opportunities while enjoying the recreational amenities, open spaces, high-quality schools, and close-knit community that Cottage Grove offers. The site is located 15 miles from downtown St. Paul and 25 miles from downtown Minneapolis. With easy access to a recently upgraded freeway system, and within a 25 minute drive of over 238,000 workers, Cottage Grove has proven to be a successful location for companies such as 3M, Renewal by Andersen, Up North Plastics and Leaf Line Labs.



Transportation

This site is 21 miles from the Minneapolis/St. Paul International airport, and 16 miles from the St. Paul Downtown Airport. The site also has access to US Highway 61/10 (<2 miles), and is located 8 miles from US interstate 94.

Building details

Expandable	Yes	Zoning	Agriculture
Construction type	New	Within city limits	Yes
Site size (acres)	309 acres	Former use	Agriculture

Utilities:

Electric Utility: Xcel Energy

Natural Gas Utility: Xcel Energy

Water and Sewer: City of Cottage Grove

Offering:

Sale Price: Negotiable

Contact:

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Address: 1518 Chestnut Ave,
Minneapolis, MN 55403

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Website: <http://www.economicdevelopment.xcelenergy.com/programs/Minnesota>

Cottage Grove

Site details

Owner	Private party
Easements	Yes
Topography	Generally flat
Steepest slope	6%
Flight path	No
Natural disaster threat	Tornado

Site environmental

Wetlands	No
Flood plain	No
Phase 1 environmental	No
Geotechnical study	No
Endanger species study	No
Archaeological study	No
ALTA survey	No

Site power

Available power	100+ MW
Transmission lines	115 kV and 345 kV
Distance to substation	Built on-site
Dual feeds available	Yes

Site water/wastewater

Water sources	City
City water source	Wells
Water main size	24"
Water capacity	3,500 GPM
Water pressure	52–56 PSI
Water quality reports	Yes
Potential for water reuse	Yes
Wastewater provider	City
Wastewater	2 MGD

Site fiber

Multiple providers	Yes
Distance to service	<1 mile