



COTTAGE GROVE

logistics park



MASTER PLAN DEVELOPMENT FEATURING

A DEVELOPMENT BY:



±3.65M SF

OF CLASS A INDUSTRIAL SPACE

BUILDING 2

7701 100th St S, Cottage Grove, MN 55016

130,105 SF

AVAILABLE

THE TWIN CITIES DISTRIBUTION PARK | 100th St S, Cottage Grove, MN 55016

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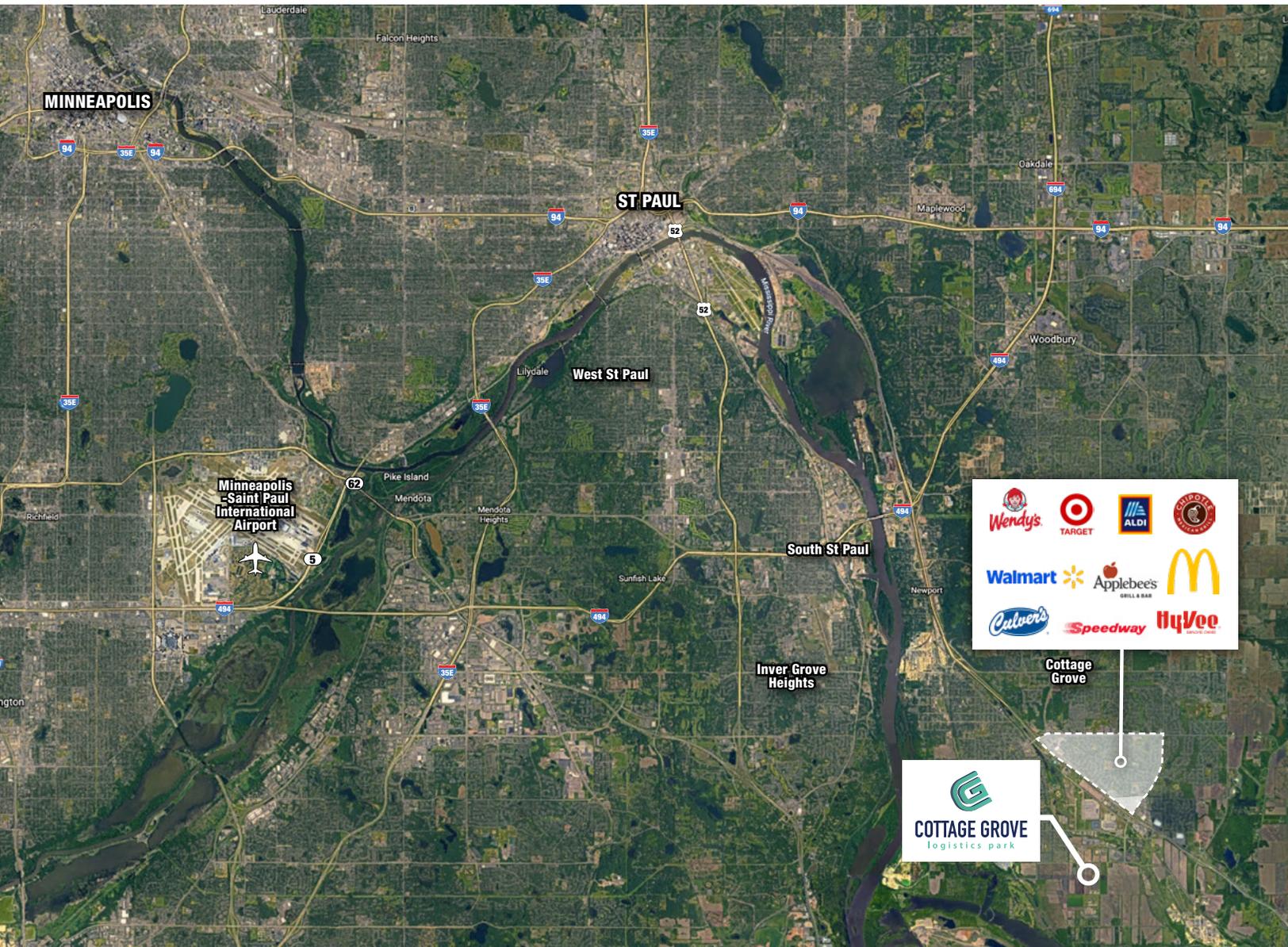
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LEASING BY:



LOCATION ADVANTAGES

100TH ST S
COTTAGE GROVE, MN 55016



LARGE

LABOR POOL



CLASS A

DISTRIBUTION FACILITIES
WITH GENEROUS TI
PACKAGES



QUALITY

ABOVE - MARKET BUILDING
SPECS WITH SUPERIOR FACILITY
UPGRADES



ACCESS

STRATEGICALLY LOCATED
WITH DIRECT ACCESS TO
US HWY 61



PROXIMITY

TO AIRPORTS AND
MAJOR EXPRESSWAYS

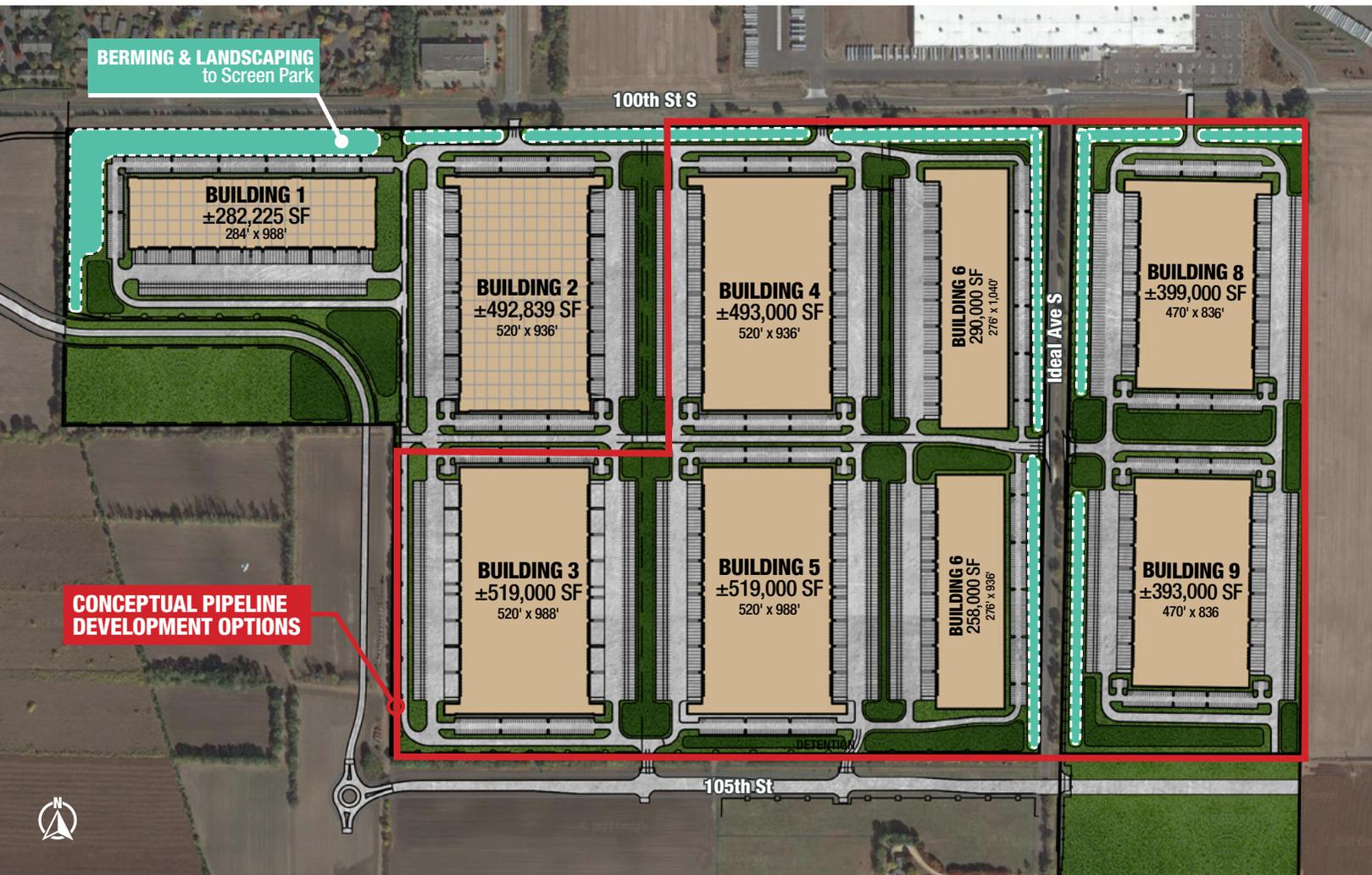
20 MINS
TO SAINT PAUL

30 MINS
TO MINNEAPOLIS

20 MINS
TO MSP INT'L AIRPORT

MASTER PLAN DEVELOPMENT

BTS OPTIONS FROM
200,000 - 1,500,000 SF



ALTERNATIVE DEVELOPMENT OPTION



HIGHLY EXPERIENCED

landlord and developer with extensive in-house resources. Founded in 2012, NorthPoint has developed 150.2 Million SF for tenants such as Chewy.com, Home Depot, Amazon, GE, Staples, Lowes, UPS, Adidas, Ford and General Motors.



UNIQUE TO THE MARKET

Cottage Grove Logistics Park can accommodate 3.2 MSF of new builds, built to the highest industrial standards.

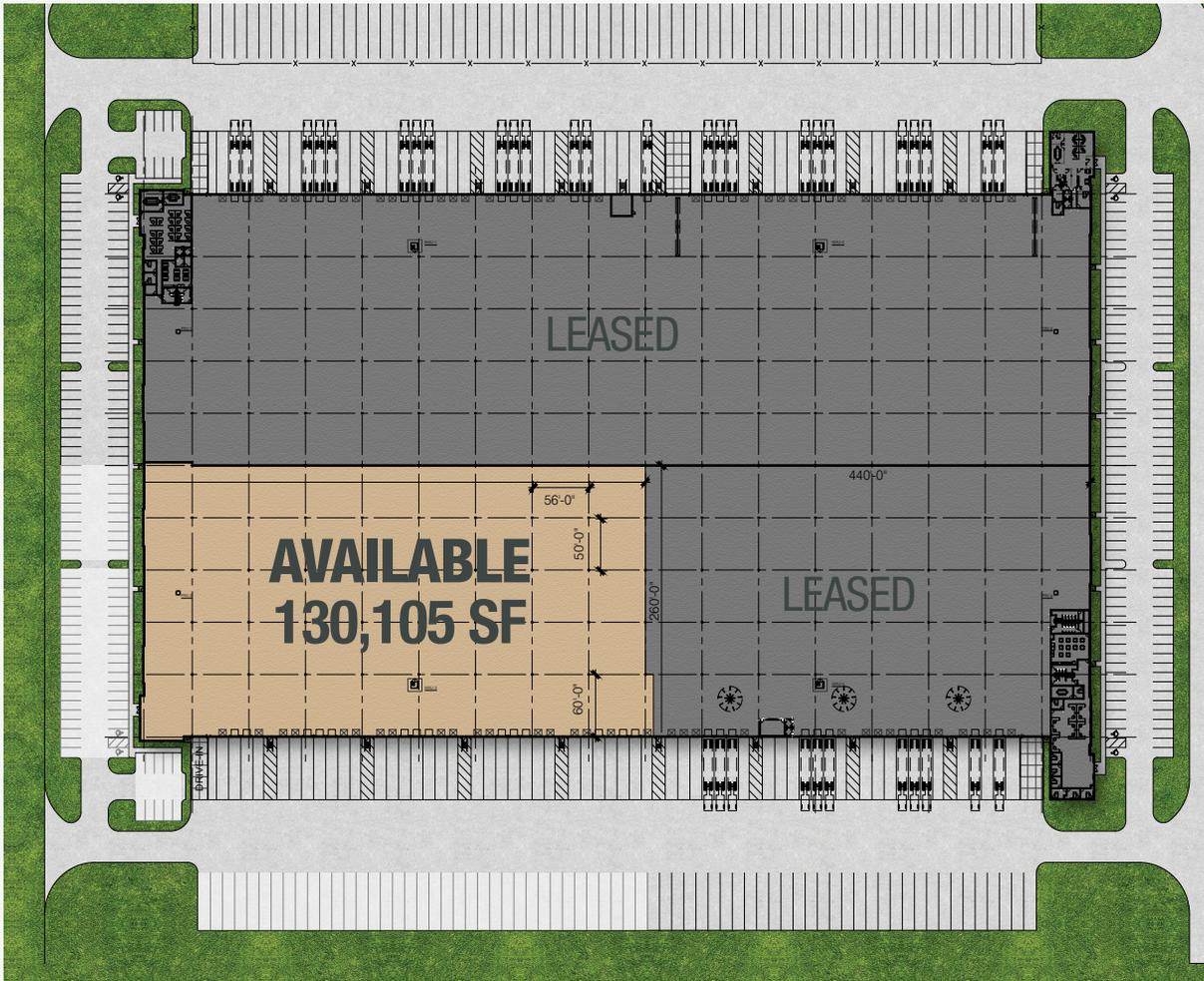


CONVENIENT ACCESS

Immediate access to US Hwy 61. 13 minutes to I-494, 17 minutes to I-94.

BUILDING 2

AVAILABLE FOR IMMEDIATE OCCUPANCY



14
DOCK DOORS

69
CAR SPACES

37
TRAILER SPACES

60'
SPEED BAYS

130,105 TOTAL SF

Docks Doors	14 9'x10' dock doors w/ 45,000 lb levelers
Future Docks Doors	18
Clear Height	40'
Trailer Parking	±37 spaces
Car Parking	±69 spaces

Column Spacing	50' x 56'
Speed Bays	60'
Floor Slab	7" non-reinforced, 4000 PSI
Truck Court	130" depth (185' w/ trailer parking)
Lighting	LED w/ motion sensors. 30FC avg at 30" AFF

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