

MINNESOTA IS SHOVEL READY

OTTER CREEK BUSINESS PARK MONTICELLO, MN

**A CERTIFIED DEVELOPMENT SITE
READY FOR YOUR NEXT PROJECT!**

Otter Creek Business Park Highlights:

- Over 25 acres certified as Minnesota Shovel Ready platted mid-sized lots
- Visible from I-94 with access to freeway via collector frontage road
- Easy and equidistant access to Twin Cities and St. Cloud metro customers/markets and workforce
- All public and private infrastructure in place
- Dual fiber optic networks; among the fastest speeds in the State of MN
- Xcel Energy 10 MW electric substation; additional 30 MW of unused local electric capacity
- Zoned I-1 Light Industrial
- Build to suit opportunities
- Financial assistance programs to support development in the park



For more information on the Monticello Shovel Ready Site, contact:

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