COTTAGE GROVE
logistics park

NorthPoint™ DEVELOPMENT

MASTER PLANNED DEVELOPMENT FEATURING

±3.65M SF

BUILDING I: ±177,935 SF AVAILABLE

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Jones Lang LaSalle Brokerage, Inc.

JLL

LOCATION

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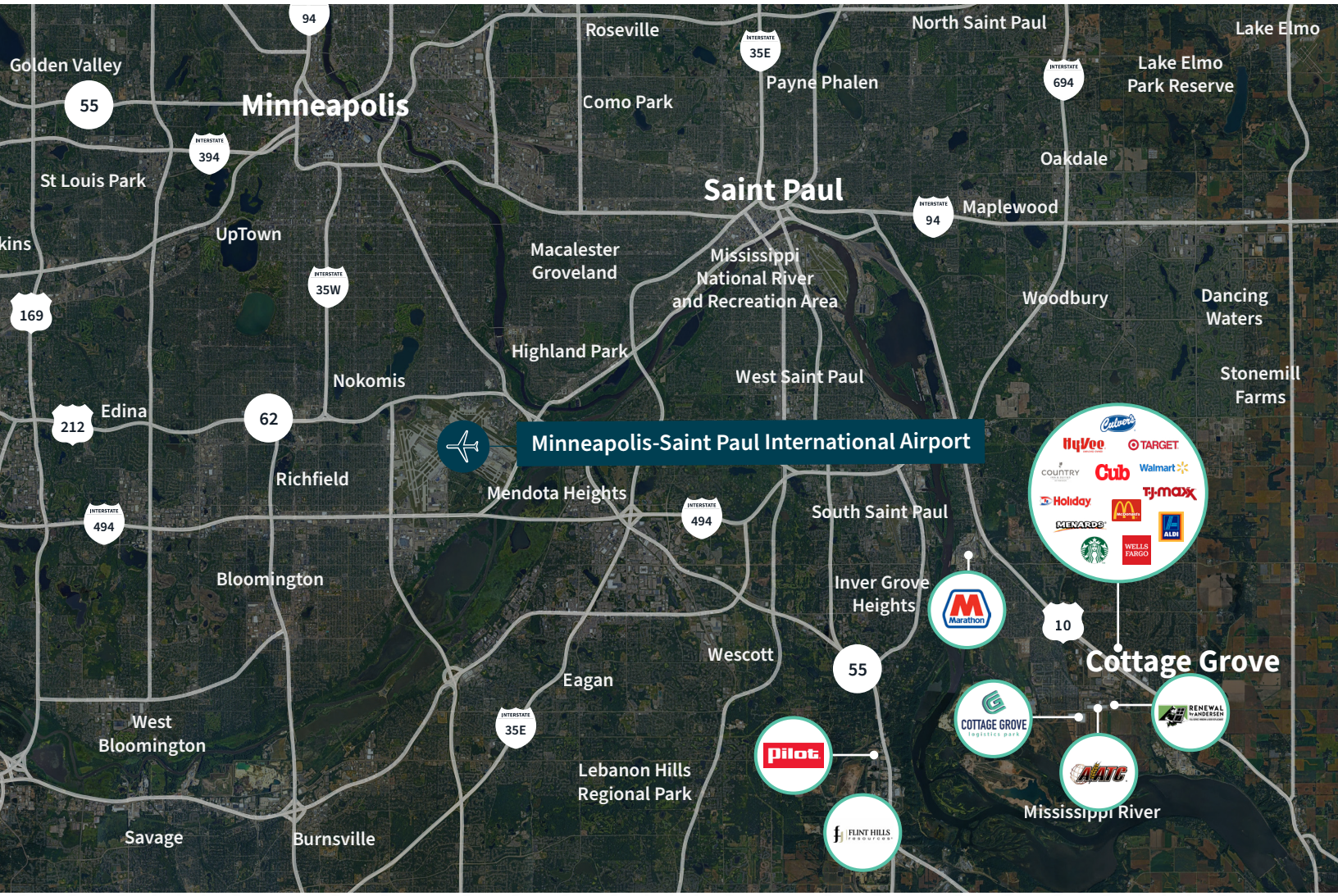

SITE ADVANTAGES

QUALITY
Above - market building specs with superior facility upgrades

CLASS A
State-of-the-art distribution center with generous TI packages

ACCESS
Direct access to US Highway 61

LARGE
Labor Market

PROXIMITY
To MSP INT'L Airport and expressways

30 MIN
to Downtown Minneapolis

20 MIN
to Saint Paul

20 MIN
To Minneapolis-Saint Paul International Airport

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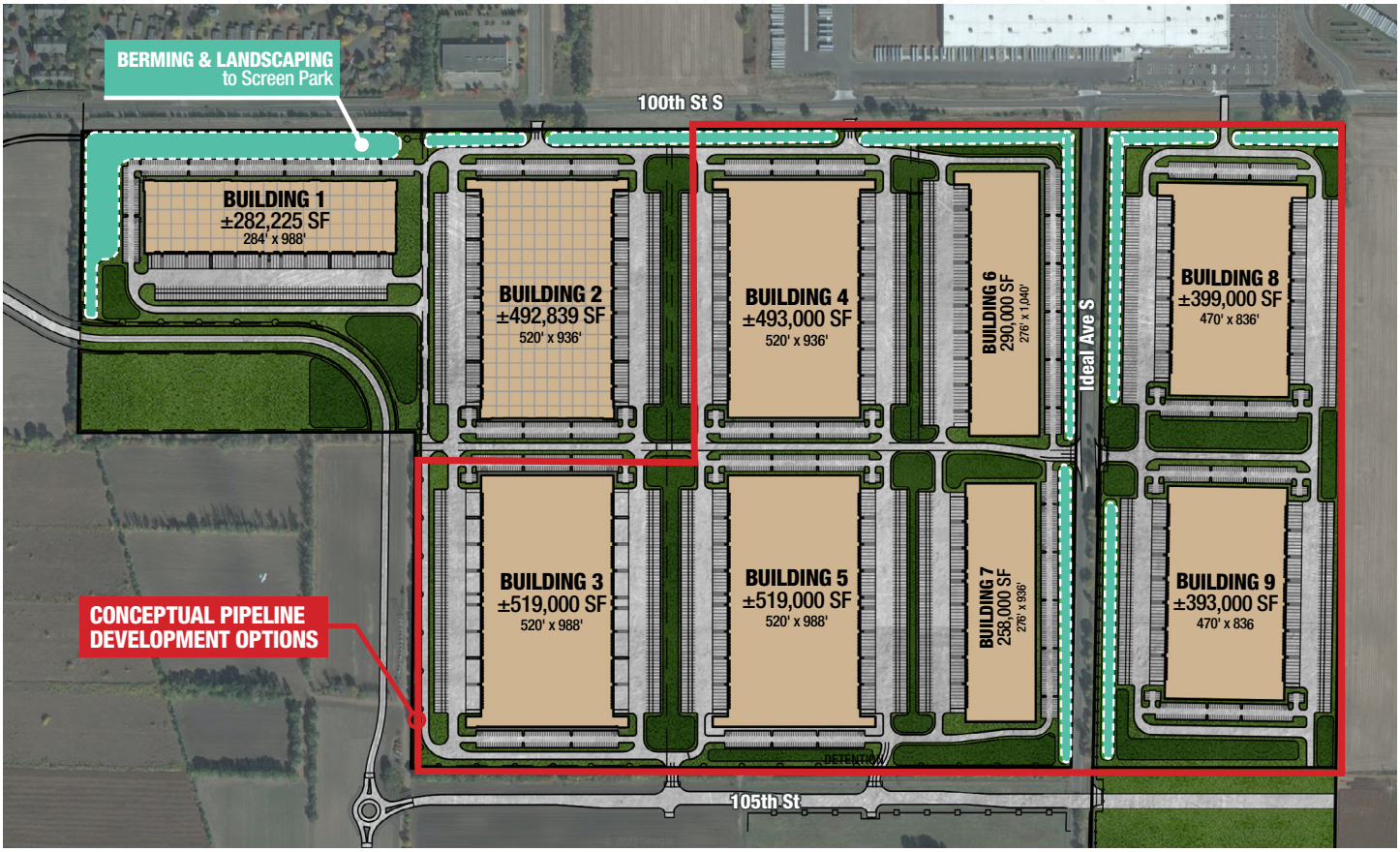
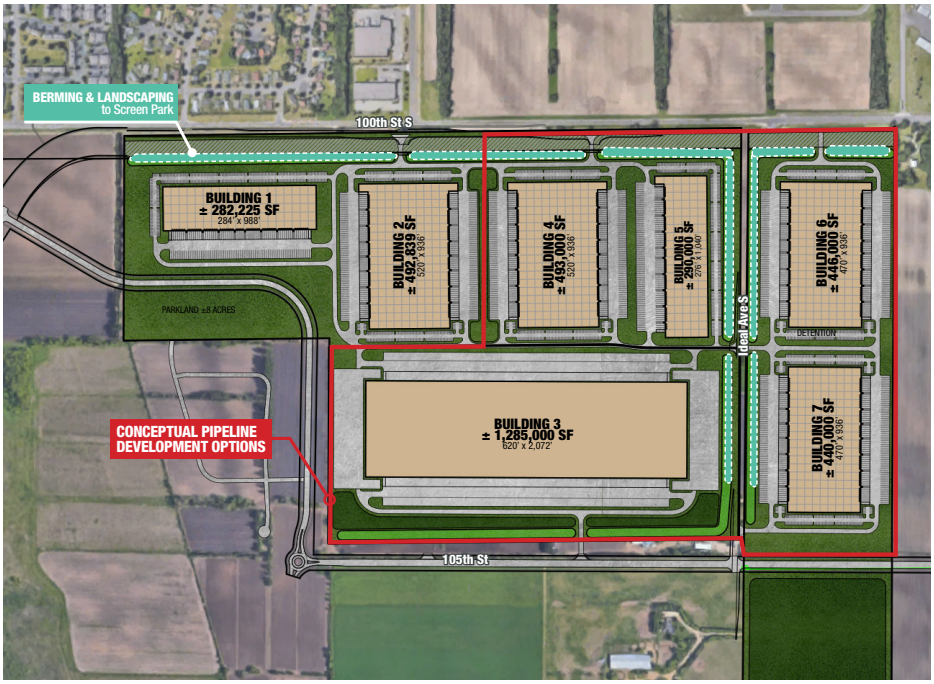
BTS OPTIONS FROM 200,000 - 1,500,000 SF



ALTERNATE DEVELOPMENT OPTIONS



HIGHLY EXPERIENCED

landlord and developer with extensive in-house resources. Founded in 2012, NorthPoint has developed 150.2 MSF 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 I - OPTION A

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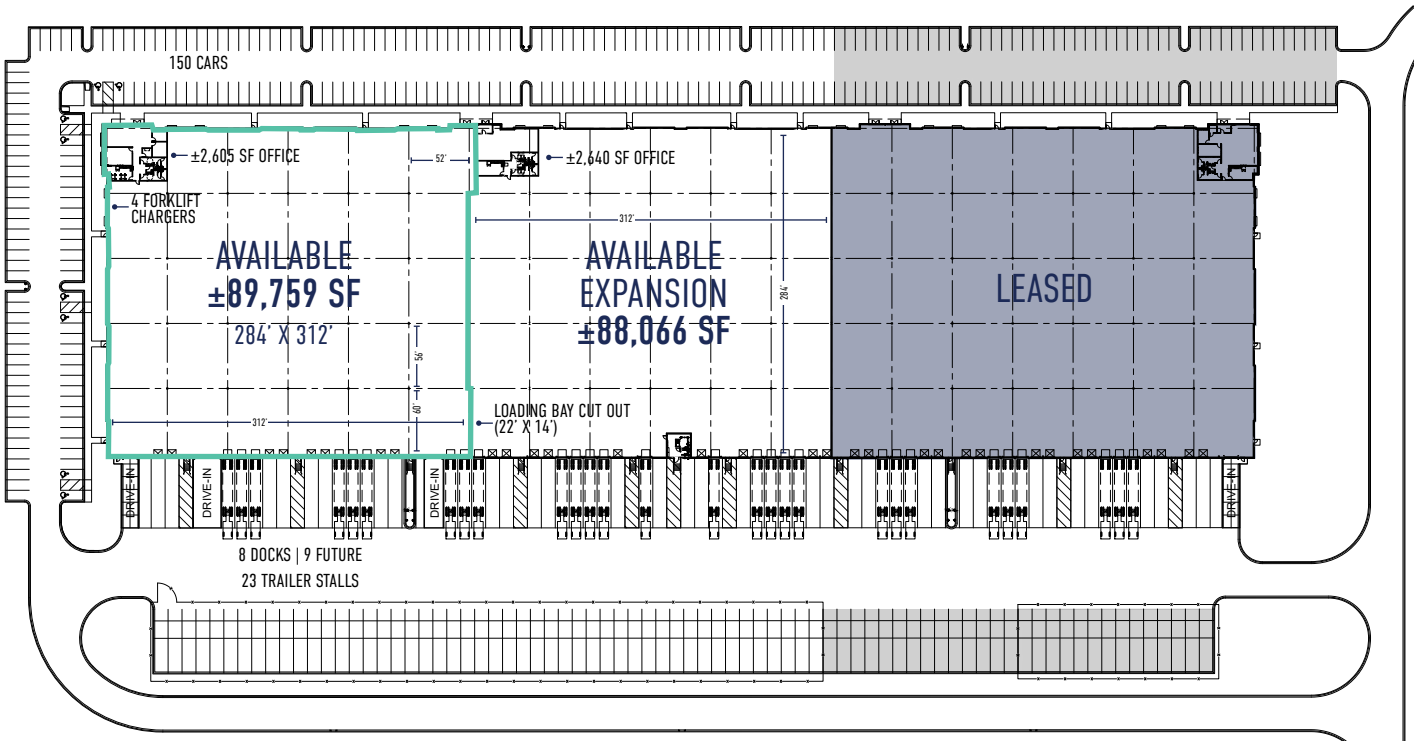


±89,759 SF TOTAL

8 DOCK DOORS

150 CAR SPACES

23 TRAILER SPACES

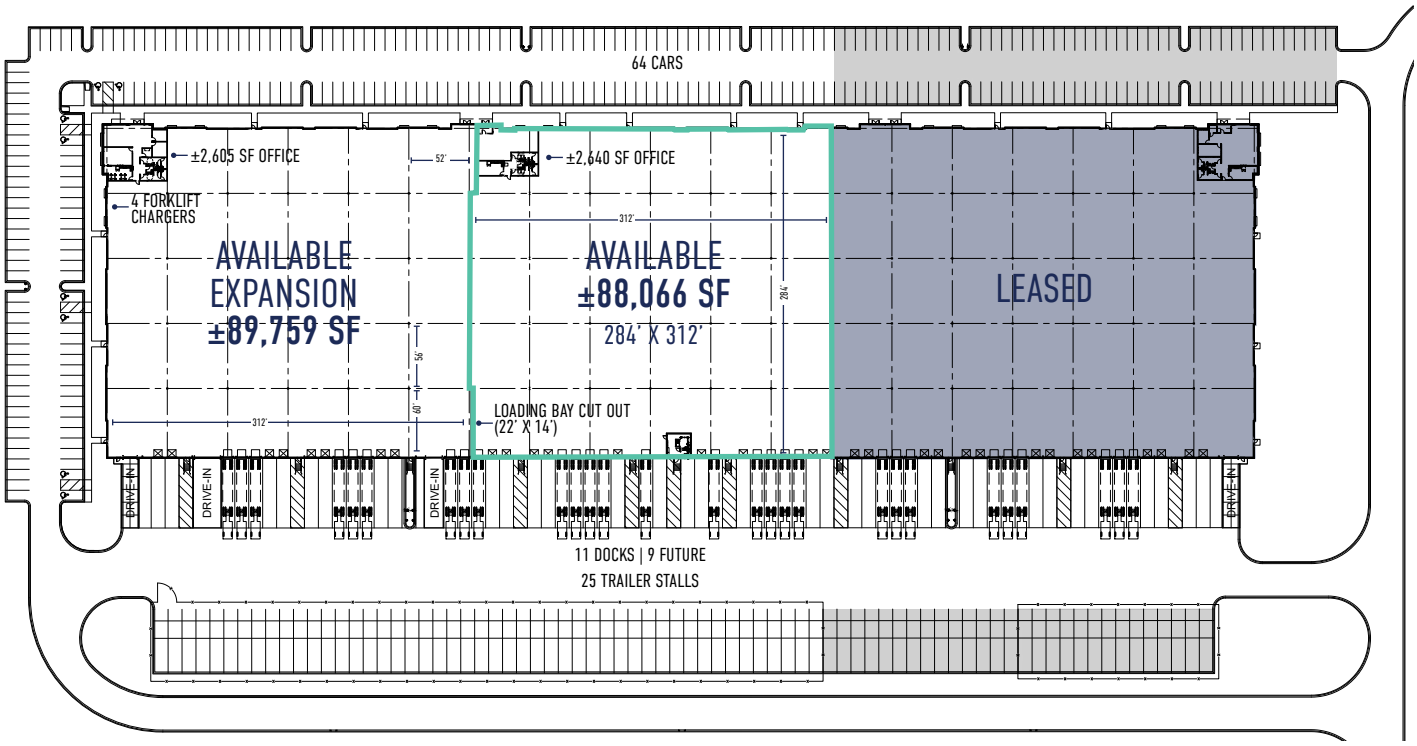
60' SPEED BAY

3 DRIVE-INS

SPACE DIMENSIONS	284' X 312'	**CAR PARKING**	±150 SPACES
DOCK DOORS	8 *(9'X10' DOCK DOORS WITH 45,000 LB LEVELERS)*	**COLUMN SPACING**	52' X 56'
FUTURE DOCK DOORS	9	**SPEED BAYS**	60'
EXISTING OFFICE	2,605 SF	**FLOOR SLAB**	7" *(NON-REINFORCED, 4000 PSI)*
CLEAR HEIGHT	36'	**TRUCK COURT**	130' DEPTH *(185' WITH TRAILER PARKING)*
TRAILER PARKING	±23 spaces	**LIGHTING**	LED WITH MOTION SENORS 30FC AVG AT 30" AFF

BUILDING I - OPTION B

COTTAGE GROVE
logistics park



±88,066 SF TOTAL

11 DOCK DOORS

64 CAR SPACES

25 TRAILER SPACES

60' SPEED BAY

SPACE DIMENSIONS	284' X 312'
DOCK DOORS	11 *(9'X10' DOCK DOORS WITH 45,000 LB LEVELERS)*
FUTURE DOCK DOORS	9
EXISTING OFFICE	2,640 SF
CLEAR HEIGHT	36'
TRAILER PARKING	±25 spaces

CAR PARKING	±64 SPACES
COLUMN SPACING	52' X 56'
SPEED BAYS	60'
FLOOR SLAB	7" *(NON-REINFORCED, 4000 PSI)*
TRUCK COURT	130' DEPTH *(185' WITH TRAILER PARKING)*
LIGHTING	LED WITH MOTION SENORS 30FC AVG AT 30" AFF

BUILDING I - OPTION C

COTTAGE GROVE
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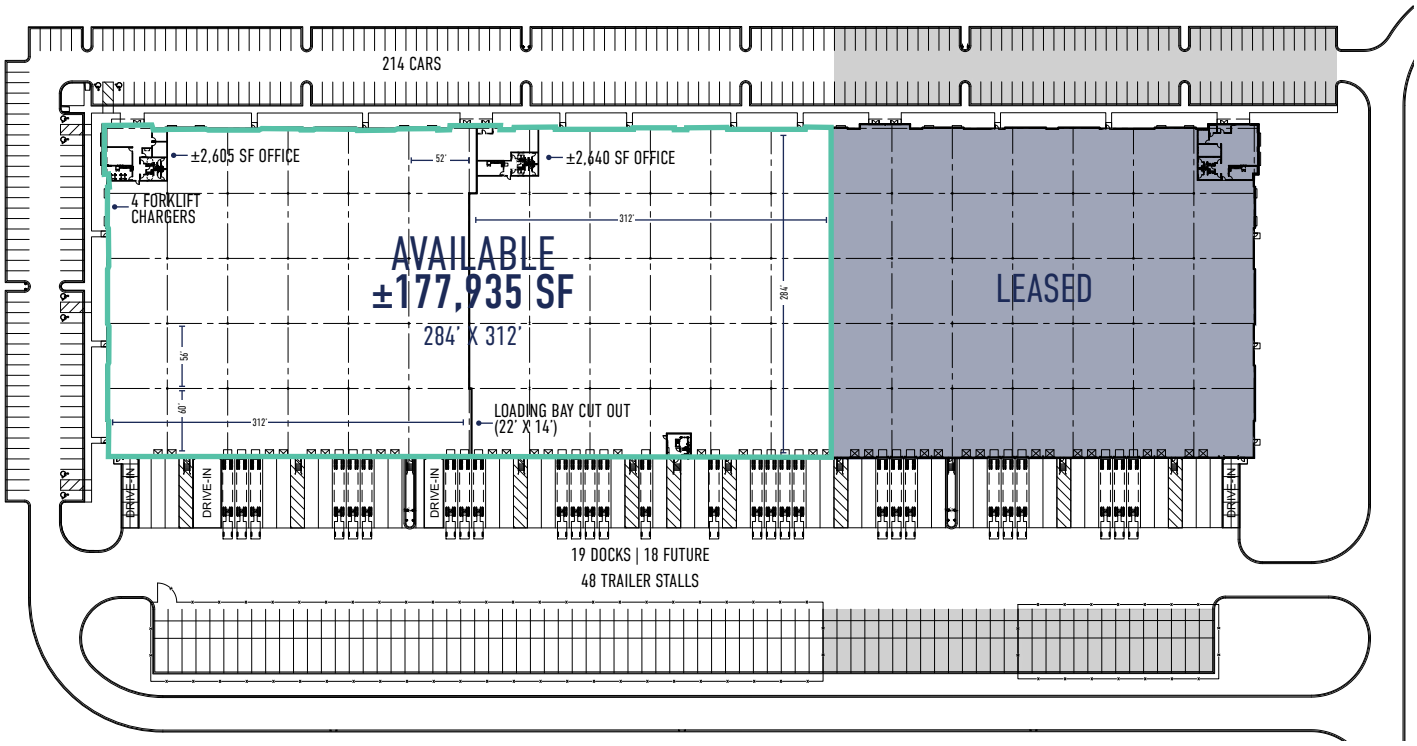

±177,935 SF TOTAL

19 DOCK DOORS

214 CAR SPACES

48 TRAILER SPACES

60' SPEED BAY

3 DRIVE-INS

SPACE DIMENSIONS	284' X 312'	**CAR PARKING**	±214 SPACES
DOCK DOORS	19 *(9'X10' DOCK DOORS WITH 45,000 LB LEVELERS)*	**COLUMN SPACING**	52' X 56'
FUTURE DOCK DOORS	18	**SPEED BAYS**	60'
EXISTING OFFICE #1	2,605 SF	**FLOOR SLAB**	7" *(NON-REINFORCED, 4000 PSI)*
EXISTING OFFICE #2	2,640 SF	**TRUCK COURT**	130' DEPTH *(185' WITH TRAILER PARKING)*
CLEAR HEIGHT	36'	**LIGHTING**	LED WITH MOTION SENORS 30FC AVG AT 30" AFF
TRAILER PARKING	±48 spaces		