



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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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

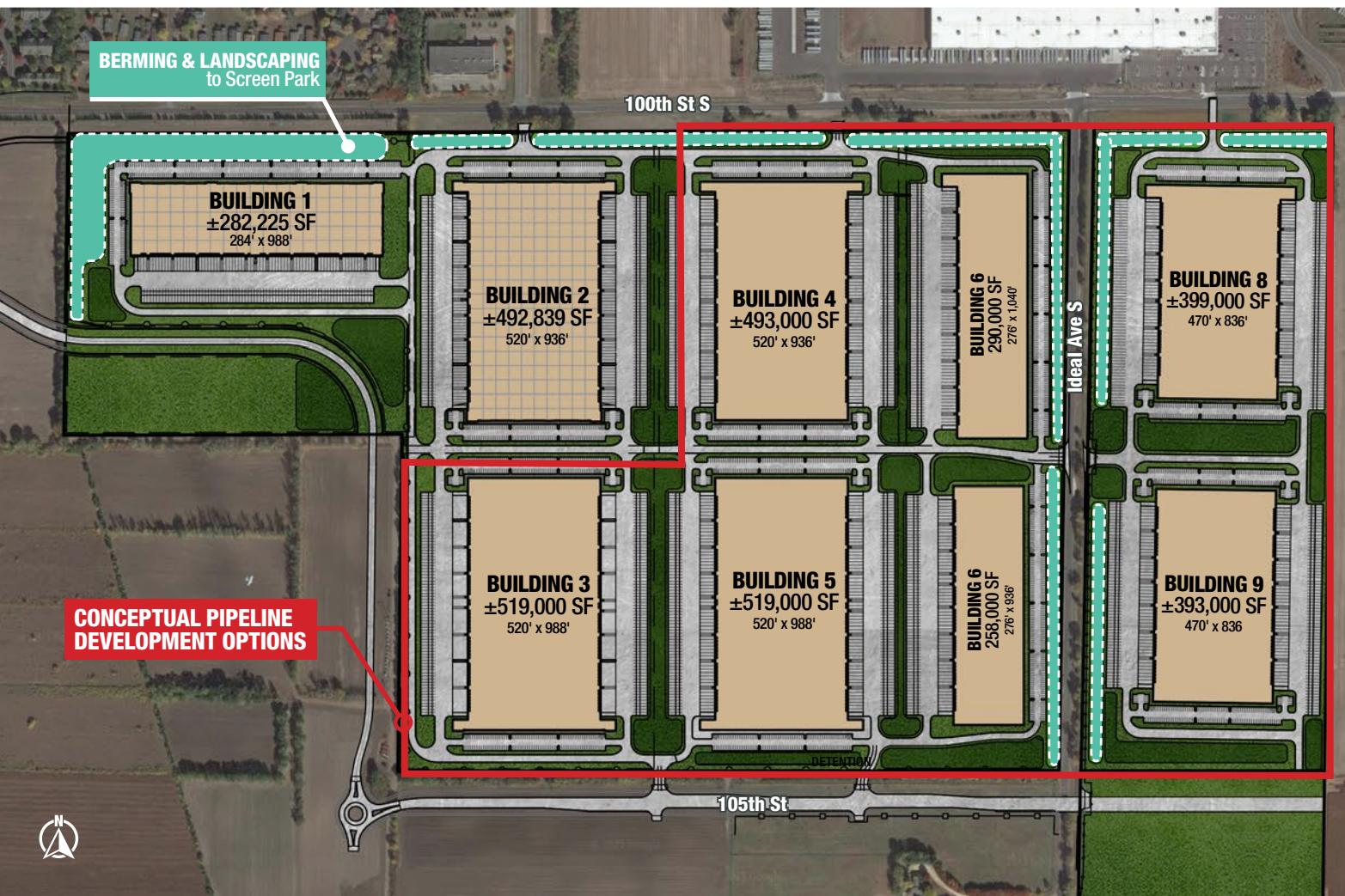
20 MINS
TO SAINT PAUL

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.



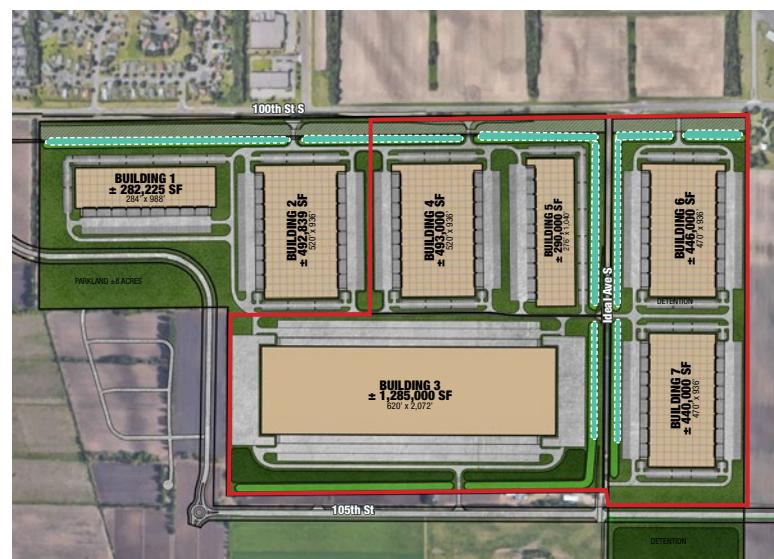
UNIQUE TO THE MARKET

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



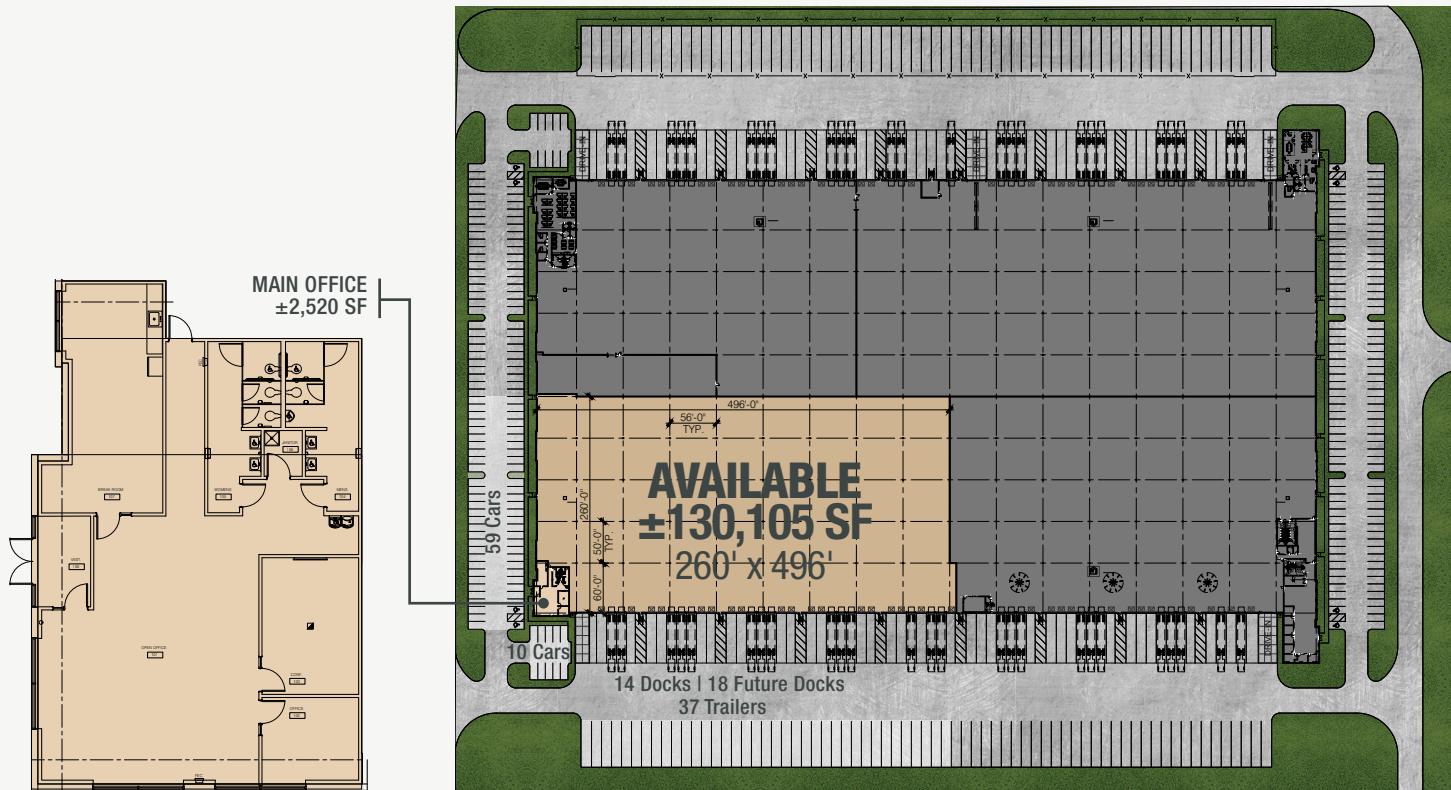
CONVENIENT ACCESS

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

Space Dimensions 260' x 496'

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

Drive-In Doors 1 door 12' x 14'

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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