



# 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:

**CBRE**



# 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

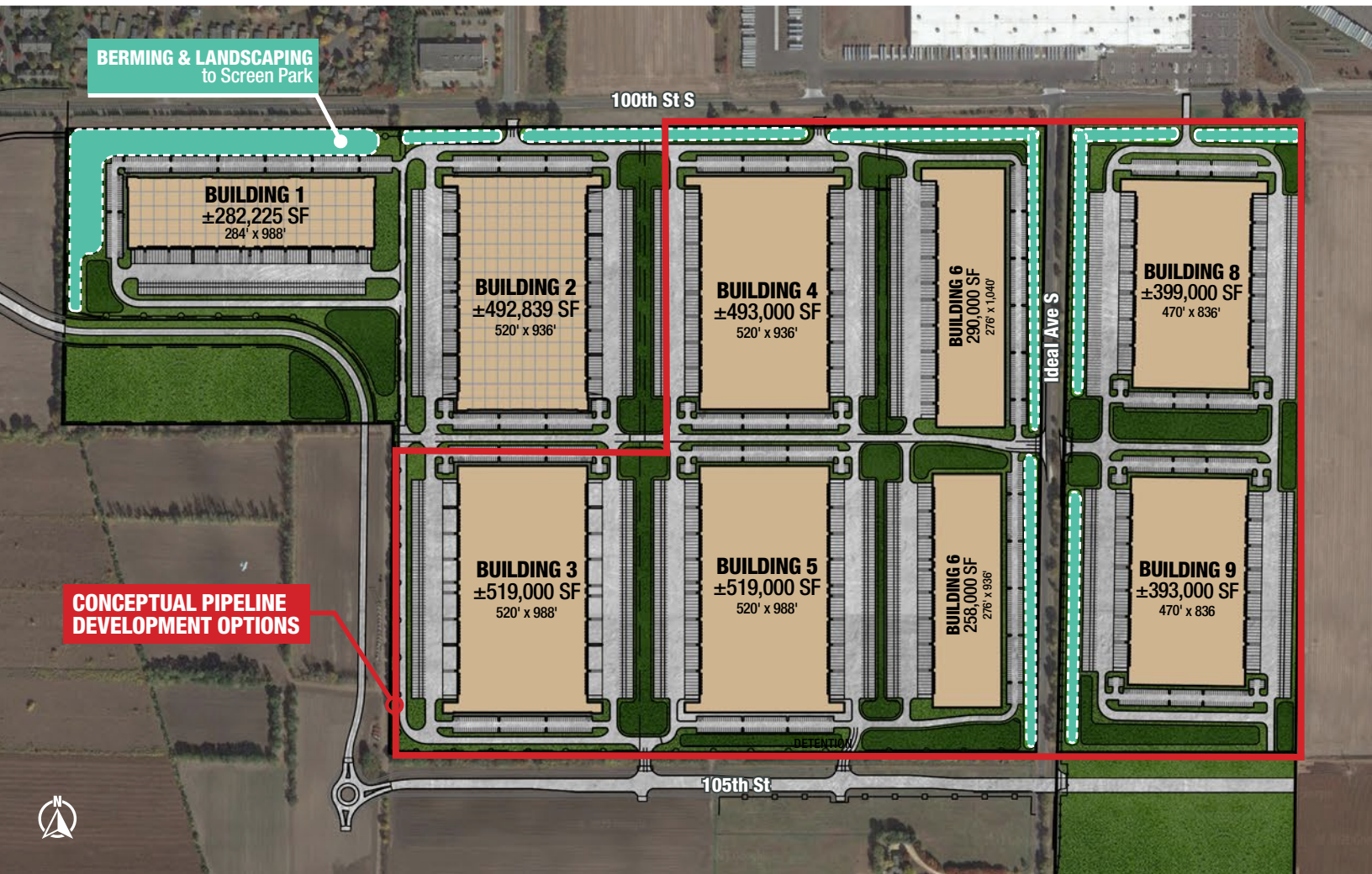
**30 MINS**  
TO MINNEAPOLIS

**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.

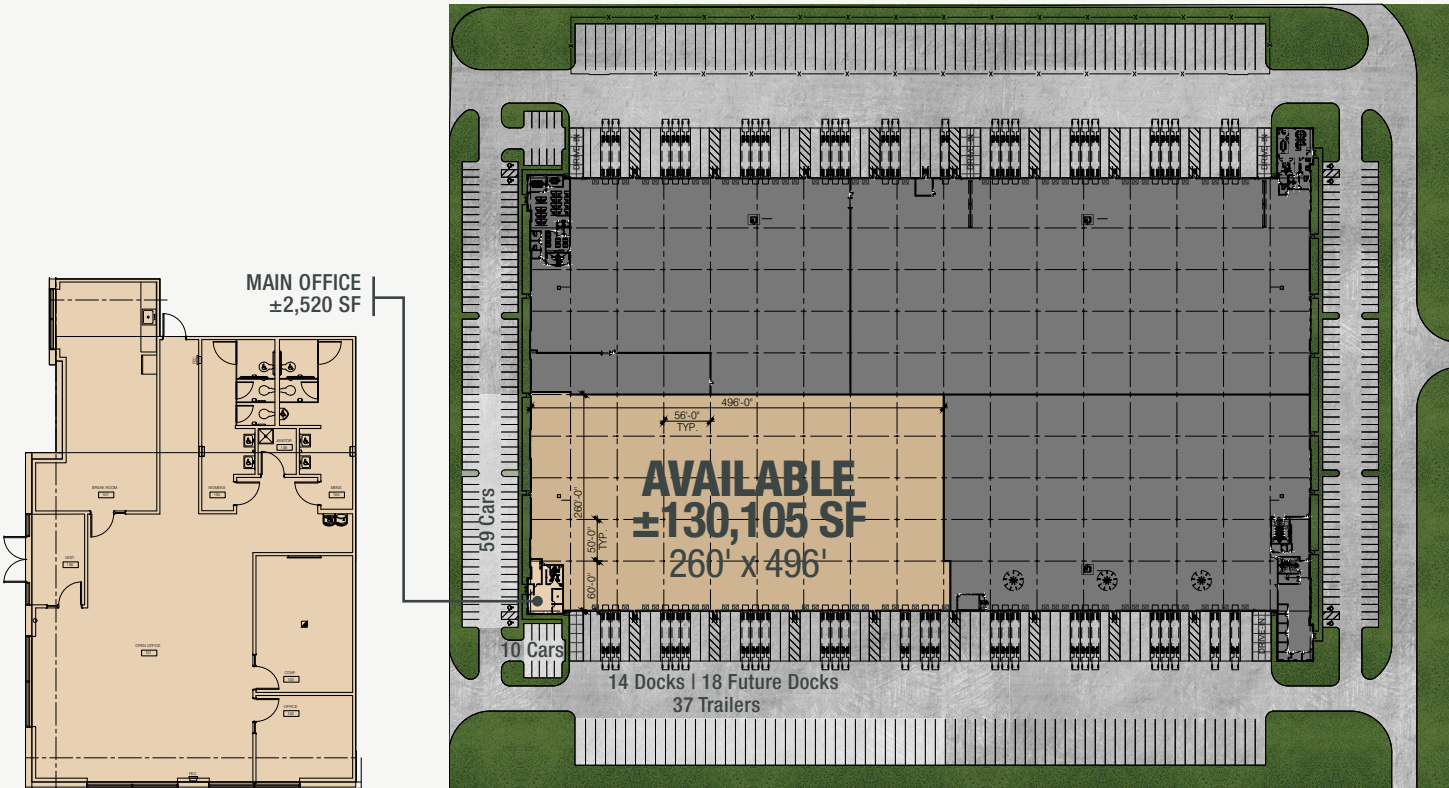


### CONVENIENT ACCESS

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'	Drive-In Doors	1 door 12' x 14'
Docks Doors	14 9'x10' dock doors w/ 45,000 lb levelers	Column Spacing	50' x 56'
Future Docks Doors	18	Speed Bays	60'
Clear Height	40'	Floor Slab	7" non-reinforced, 4000 PSI
Trailer Parking	±37 spaces	Truck Court	130" depth (185' w/ trailer parking)
Car Parking	±69 spaces	Lighting	LED w/ motion sensors. 30FC avg at 30" AFF

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