



FLINTLOCK 52

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**PREMIER MASTER PLANNED
BUSINESS PARK**



160-ACRE SITE



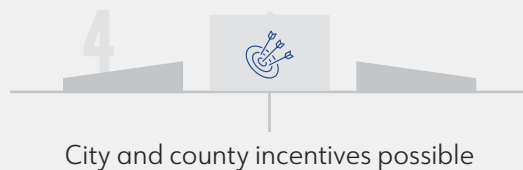
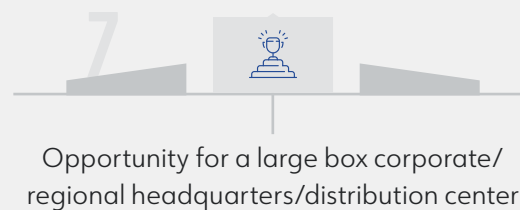
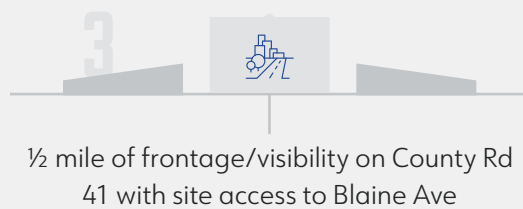
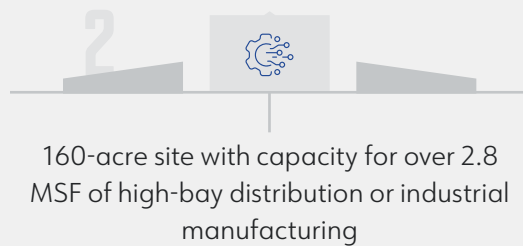
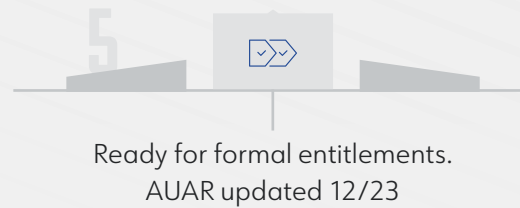
**POTENTIAL FOR 2.8 MSF OF
INDUSTRIAL DEVELOPMENT**

**SE OF COUNTY RD 42
AND BLAINE AVE EAST
ROSEMOUNT, MN**

CBRE  **OPUS**

THE PROJECT

PROJECT HIGHLIGHTS



PROPERTY SPECIFICATIONS

24' TO 40'
CLEAR HEIGHTS



FUNCTIONAL TRUCK
COURT DEPTHS



TRAILER PARKING AND
OUTDOOR STORAGE
AVAILABLE



ELECTRIC:
XCEL ENERGY
GAS:
MINNESOTA ENERGY RESOURCES GROUP
WATER:
CITY OF ROSEMOUNT

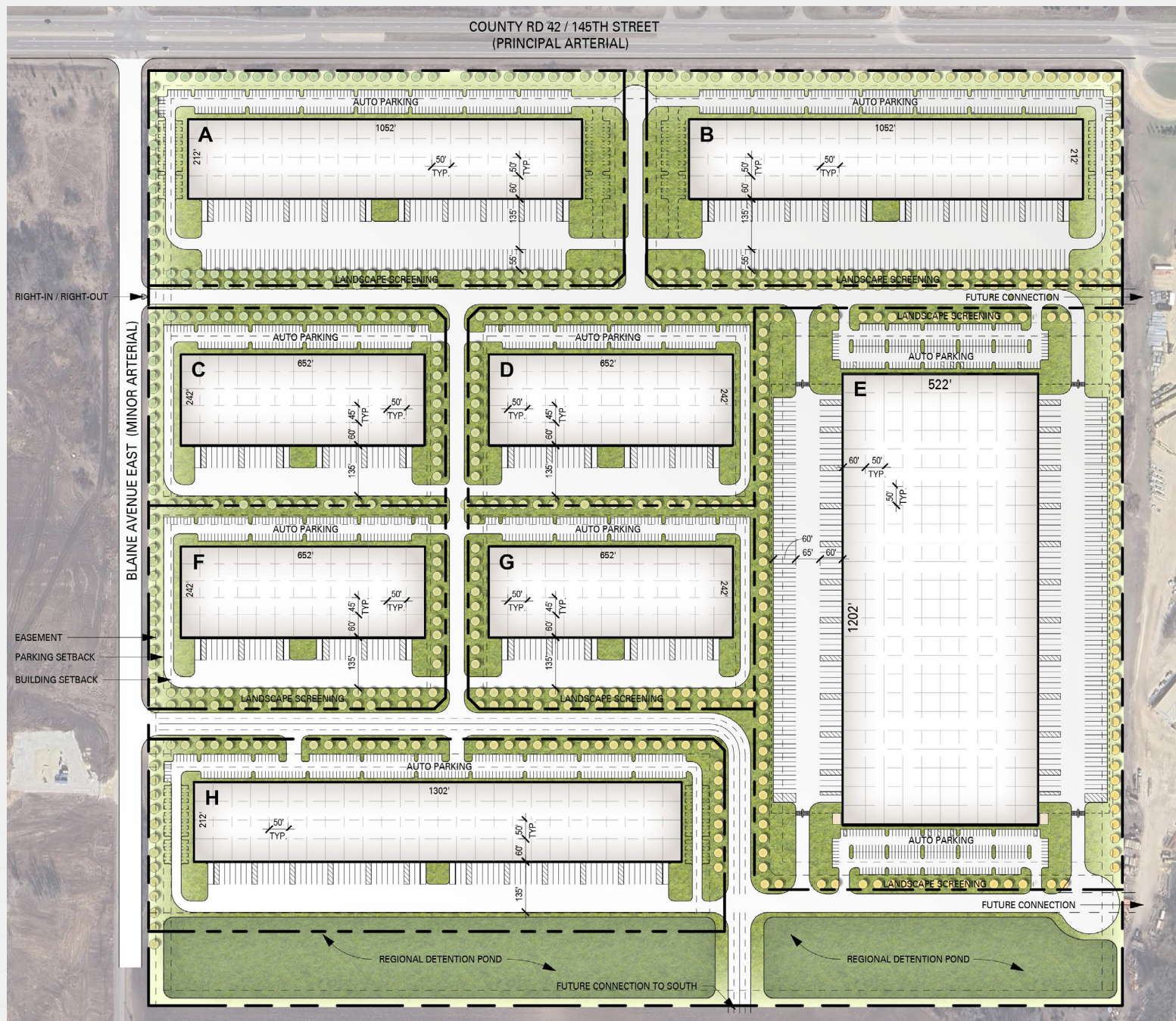




CONCEPTUAL PLANS

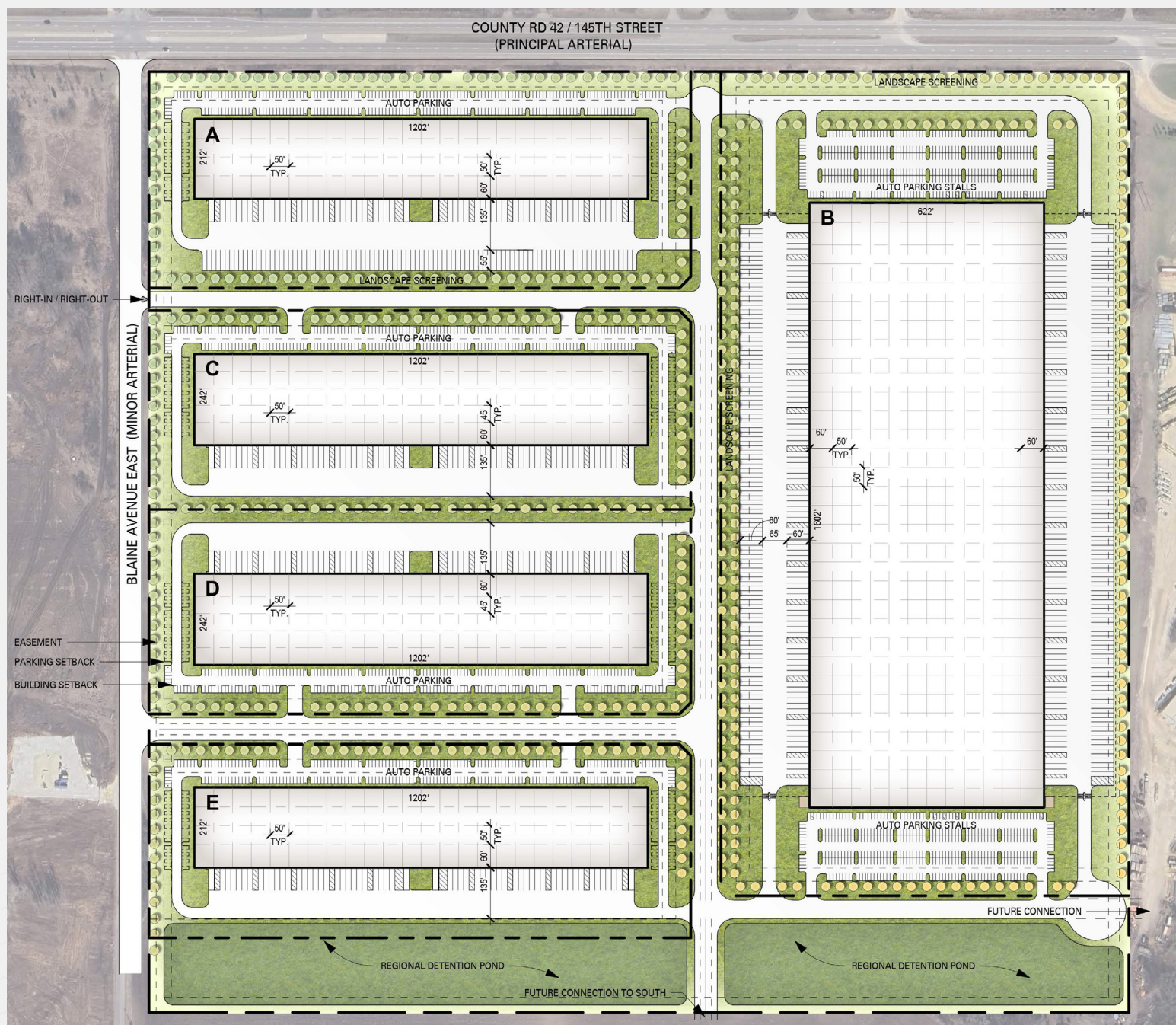


OPTION A

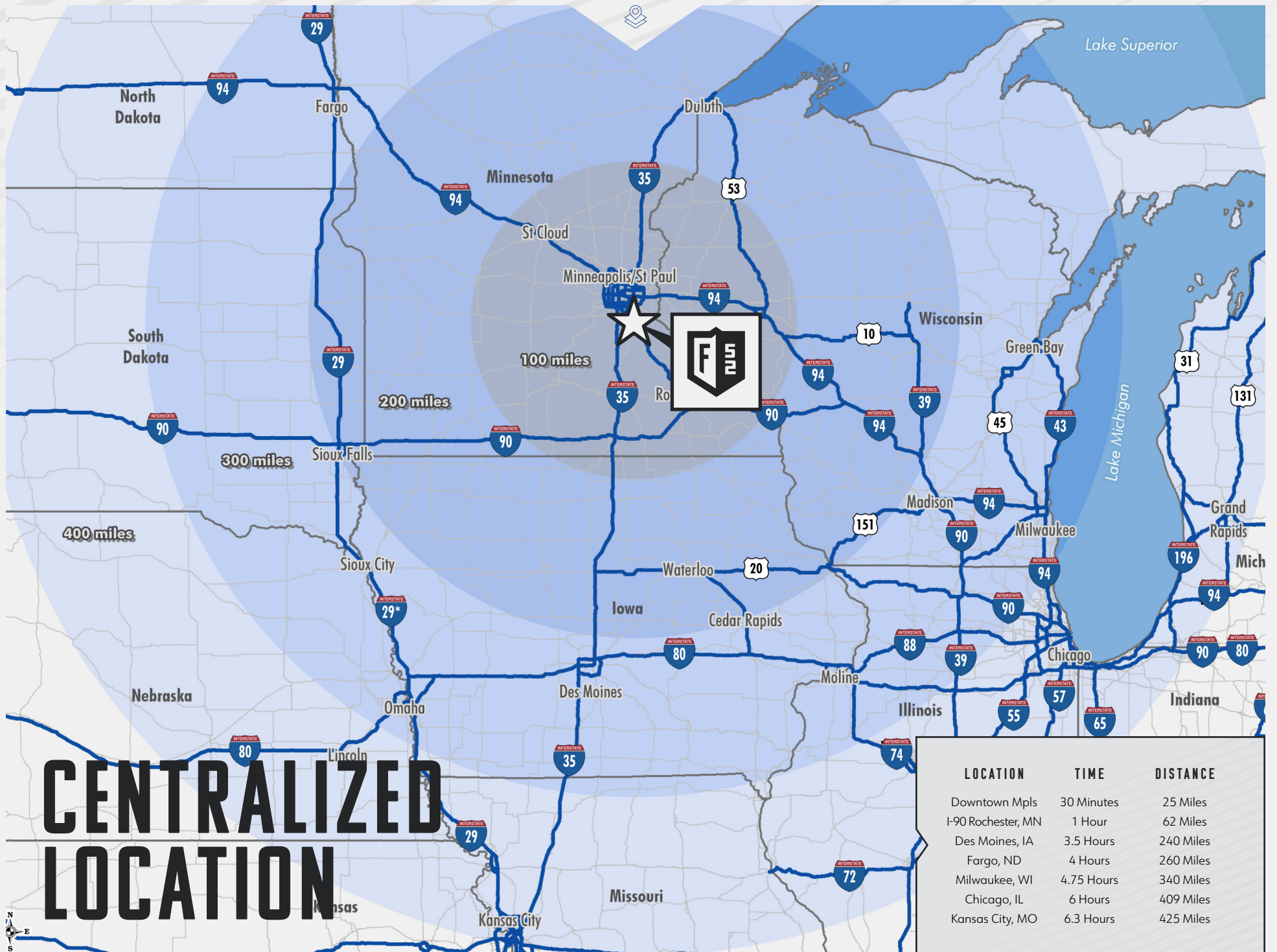




OPTION B







A DESTINATION FOR CORPORATIONS



Rosemount offers a strategic location for corporations seeking convenience, attractive rates and growth opportunity. With its proximity to downtown Minneapolis-St. Paul, Rosemount provides easy access to major transportation hubs, including the Minneapolis-St. Paul International Airport. Many large corporations call Rosemount home and have moved to the area in the last several years.

FedEx

Meta

SPECTRO
ALLOYS CORP

Bay & Bay

K KOCH

HAWKINS

PROTOLABS
Manufacturing. Accelerated.

CHS

FLINT HILLS
resources

CF

Wayne
TRANSPORTS

EL DORADO
FARMING, INC.

ENDRES
PROCESSING, LLC

THE HOME
DEPOT

DAKOTA COUNTY
TECHNICAL COLLEGE

ACCESS TO TOP TALENT

WITHIN 10 MILES



344,000

PEOPLE



128,300

HOUSEHOLDS



\$138,600

HOUSEHOLD INCOME



48.5%

HOLD BACHELOR'S DEGREE OR HIGHER



7,700

BUSINESSES

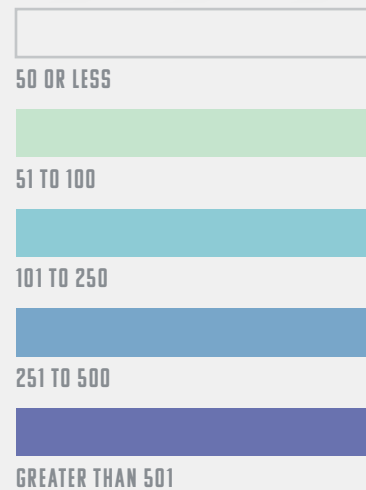


114,800

EMPLOYEES

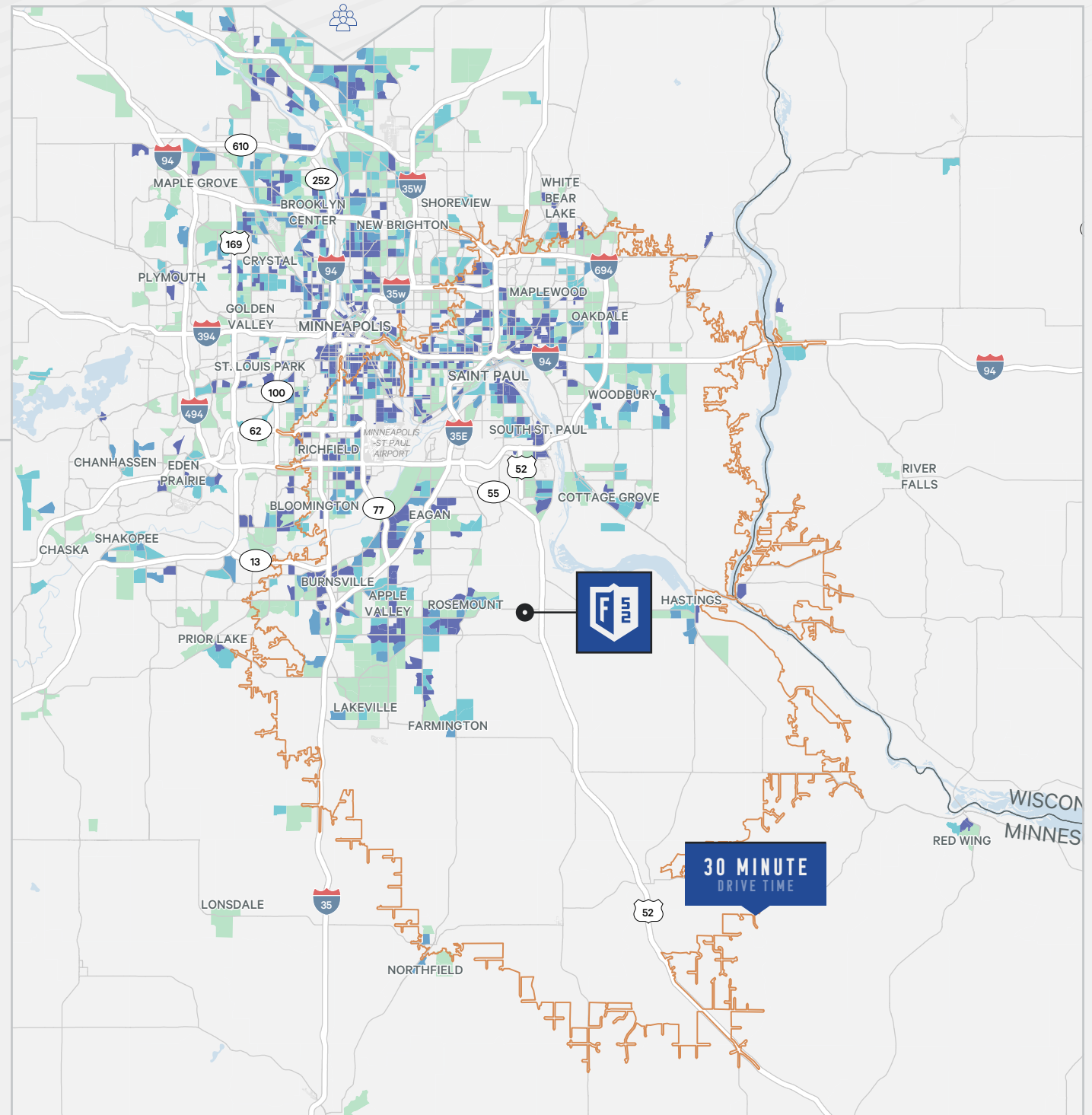
STRONG LABOR FORCE

TRANSPORTATION / WAREHOUSE
WORKER DENSITY BY SQUARE MILE



73,065

WORKERS WITHIN
30 MIN DRIVE





TAX INCREMENT FINANCING (TIF)

helps finance public infrastructure improvements that support private development projects



SHOVEL-READY SITES

Rosemount has designated areas that are prepped and ready for development



BUSINESS SUBSIDY POLICY

this policy outlines criteria for tax increment financing or tax abatement, providing financial assistance to qualifying businesses



SAC DEFERRAL PROGRAM

allows businesses to defer the payment of Sewer Availability Charges



INFRASTRUCTURE DEVELOPMENT

the city prioritizes the installation of infrastructure to support new developments



PARTNERSHIPS WITH EDUCATIONAL INSTITUTIONS

Rosemount collaborates with Dakota County Technical College and the University of Minnesota to offer customized training programs and support for business development

KEY INITIATIVES

A CITY FOR COMPANIES TO THRIVE

Rosemount has implemented various initiatives to attract major businesses and foster economic growth in the community. These incentives, along with Rosemount's strategic location and pro-business environment, attract top talent and companies to the area.



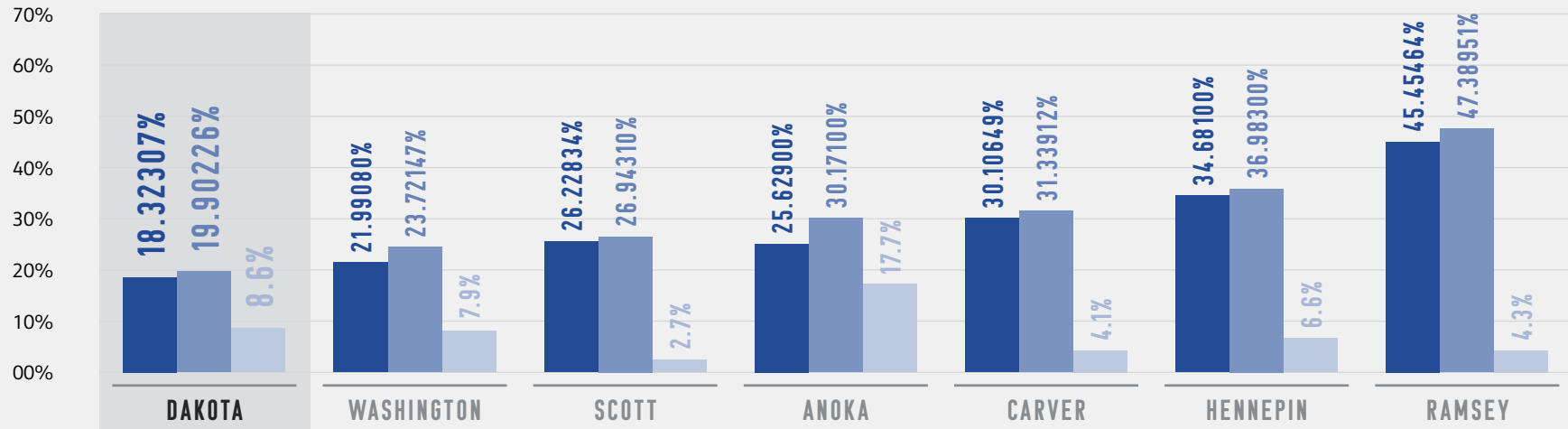
FLINTLOCK 52/DAKOTA COUNTY

LOWEST REAL ESTATE TAX RATE IN MSA

2024 FINAL TAX RATE

2025 PROPOSED TAX RATE

PERCENT OF CHANGE



METRO COUNTY

2024 FINAL TAX RATE

2025 PROPOSED TAX RATE

PERCENT OF CHANGE

Dakota

18.323%

19.902%

8.6%

Washington

21.991%

23.721%

7.9%

Scott

26.228%

26.943%

2.7%

Anoka

25.629%

30.171%

17.7%

Carver

30.106%

31.339%

4.1%

Hennepin

34.681%

36.983%

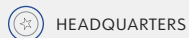
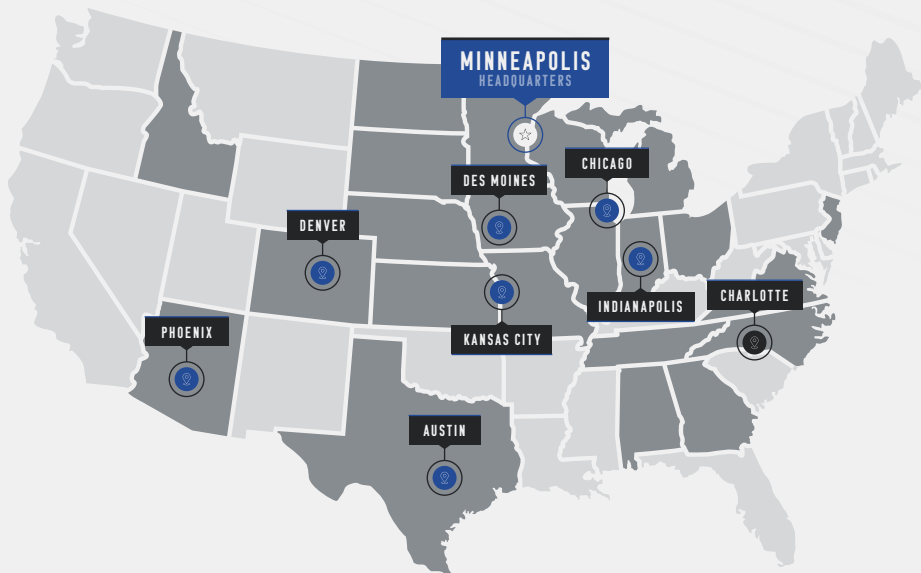
6.6%

Ramsey

45.455%

47.390%

4.3%



Opus is the partner trusted to deliver an exceptional result every time. And when it comes to delivering value through outstanding commercial real estate, we pioneered an integrated develop-design-build approach that guides you through the process from start to finish to result in certainty of success. With a focus on supporting your project goals and mission, we uniquely integrate our development, design, construction, and capital markets disciplines, along with the expertise of our client-centered team, meet your commercial real estate needs and exceed your expectations. With offices across the country, we bring local level expertise, market knowledge, and flexibility, with national level scale and capabilities. Our clients and partners consistently recognize the superior quality of our projects, the value we help create, and the confidence we build throughout the entire experience.

We're a family of development, construction, and design companies with a legacy of over 70 years in commercial real estate. Together these companies have completed over 3,300 projects totaling more than 342 million square feet.

Our integrated team includes industry-leading experts in development, construction, design services, and capital markets. We've successfully delivered build-to-suit, speculative, and client direct projects in the industrial, multifamily, office, retail, institutional, and tenant improvement sectors. Our unique approach gives you a single source of accountability, enabling us to deliver your project with maximum speed and efficiency.

Over 173 million square feet of industrial space delivered or currently in progress, roughly half build-to-suit and half speculative/multi-tenant.

Opus has offices in 8 states and projects completed in 22 states across the country.



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