

FOR SALE

MCCARA Industrial Park

Moorhead, MN



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PROPERTY RESOURCES GROUP

MCCARA 1ST ADDITION, Rail Lots



Acres	Property Address	Parcel Number	MLS #
2.13	4102 32 Ave S	58.417.0170	21-106
2.13	4110 32 Ave S	58.417.0160	21-107

Sale Price/SF: \$3.00/SF
Special Assessments: \$0.95/SF
Zoning: Light Industrial
Rail: Spur serviced by Otter Tail Valley Rail Road and connects to BNSF.
 *Lots are reserved for prospective business that require rail access.

MCCARA 3RD ADDITION



Acres	Property Address	Parcel Number	MLS #
6	4111 34 Ave S	58.420.0040	21-104
20	4201 34 Ave S	58.420.0050	21-105

Sale Price/SF: \$2.00/SF
Special Assessments: \$1.08/SF
Zoning: Light Industrial
Rail: Possible future rail spur on south lots

MCCARA 2ND ADDITION, I-94 Lot



Acres	Property Address	Parcel Number	MLS #
1.72	4218 29th Ave S	58.418.0030	22-253

Sale Price/SF: \$3.00/SF
Special Assessments: \$0.56/SF
Zoning: Light Industrial, Gateway District Overlay

MCCARA 5TH ADDITION - MLS #23-96



Address	MLS #	Parcel	Addition	Block	Lot	Lot Acres	Lot SF	Price PSF	Estimated Specials PSF	Purchase Price
4510 34th Ave S	23-97	58.424.0040	5th	1	4	2.26 AC	98,636 SF	\$2.50	\$2.00	\$246,590.00
4408 34th Ave S	23-98	58.424.0050	5th	1	5	2.27 AC	98,676 SF	\$2.50	\$2.00	\$246,690.00
4350 34th Ave S	23-99	58.424.0060	5th	1	6	2.15 AC	93,600 SF	\$2.50	\$2.50	\$234,000.00
4309 34th Ave S	23-100	58.424.0080	5th	2	1	2.11 AC	92,051 SF	\$2.50	\$2.50	\$230,127.50
4355 34th Ave S	23-101	58.424.0090	5th	2	2	2.12 AC	92,465 SF	\$2.50	\$2.50	\$231,162.50
4411 34th Ave S	23-102	58.424.0100	5th	2	3	1.90 AC	82,754 SF	\$2.50	\$2.50	\$206,885.00
4513 34th Ave S	23-103	58.424.0110	5th	2	4	1.90 AC	82,665 SF	\$2.50	\$2.50	\$206,662.50
4514 36th Ave S		58.424.0120	5th	2	5	1.77 AC	76,926 SF	\$2.50	\$0.60	\$199,815.00
4412 36th Ave S		58.424.0130	5th	2	6	1.77 AC	77,133 SF	\$2.50	\$0.60	\$192,832.50
4340 36th Ave S		58.424.0140	5th	2	7	1.98 AC	86,182 SF	\$2.50	\$0.60	\$215,455.00
4310 36th Ave S		58.424.0150	5th	2	8	1.97 AC	85,677 SF	\$2.50	\$0.60	\$214,192.50
3410 46th St S		58.424.0160	5th	3	1	1.96 AC	85,310 SF	\$2.50	\$0.60	\$213,275.00
3520 46th St S		58.424.0170	5th	3	2	1.83 AC	79,519 SF	\$2.50	\$0.25	\$198,797.50
4311 36th Ave S		58.424.0180	5th	4	1	2.13 AC	92,842 SF	\$2.50	\$0.25	\$232,105.00
4345 36th Ave S		58.424.0190	5th	4	2	2.15 AC	93,604 SF	\$2.50	\$0.25	\$234,010.00
4415 36th Ave S		58.424.0200	5th	4	3	1.92 AC	83,613 SF	\$2.50	\$0.25	\$209,032.50
4521 36th Ave S		58.424.0210	5th	4	4	1.91 AC	83,336 SF	\$2.50	\$0.25	\$208,340.00



All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.

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VARIOUS LOTS (TBD)



Acres	Zoning	Parcel Number	MLS #
3-127	Light & Heavy Industrial	58.900.1502	21-112
		58.900.2301	
		58.900.1504	

Sale Price/SF: \$2.00 PSF
Special Assessments: TBD
 CITY UTILITIES CURRENTLY UNAVAILABLE

VARIOUS LOTS (TBD)



Acres	Zoning	Parcel Number	MLS #
557	Heavy Industrial	58.900.1505	21-111

Sale Price/SF: \$1.00 PSF
Special Assessments: TBD
 CITY UTILITIES CURRENTLY UNAVAILABLE



557 AC Site

MCCARA 2nd Addition

3320
3310

MCCARA 5th Addition

MCCARA 3rd Addition

MCCARA 1st Addition, Rail Lots

PROPERTY INFORMATION

Location

The MCCARA Industrial Park is located on the southeast side of the City.

- Located on Interstate 94 (E-W) and US Hwy 52.
- Interstate 29 (N-S) is 9 miles west in neighboring Fargo, ND.
- High & Dry! Out of the 100 & 500 year FEMA floodplains.
- Hector International Airport is 11 miles away.
- Moorhead Municipal Airport is 5 miles away.
- Rail service provided by Otter Tail Valley Rail Road connecting to BNSF mainline in Dilworth, MN.

Development & Dimensional Standards

- Standards outlined in covenants
- Parking lot perimeter screen requirements
- 40% maximum building coverage
- No loading areas on front of building
- All fences must be setback 10 feet from property lines
- Building Setbacks - Front Yard (50 ft), Side Yard (20 ft), Rear Yard (10 ft)
- Building Height - Unlimited

Development Criteria

- Compliance with Light Industrial Zoning and MCCARA Covenants.
- Development standards, plan & use review by MCCARA Development Control Board and Economic Development Control Board and Economic Development Authority.

Goals

Job creation (quality/quantity), enhance property values, support business development.

Low Municipal/Private Utility Cost

- Water & Electric - Moorhead Public Service (municipal utility)
- Wastewater - City of Moorhead
- Natural Gas - Xcel Energy
- Communications - Access to a variety of fiber/high speed connectivity options via several service providers

LOAN/GRANT PROGRAMS

Moorhead Loan Fund

Gap financing loans to business expansions and start-ups in Moorhead that create or maintain jobs. Up to \$50,000.

West Central Initiative Business & Industry Loan

Gap financing loans to expanding manufacturing businesses. Up to \$300,000.

SBA 7A Loan Guarantee

Loan Guarantees, to small businesses. To insure the primary lender does not hold all of the risk in the loan. Max guarantee of \$5 million.

SBA Microloan

Small loans to new or growing small businesses who could not otherwise get a loan. Up to \$50,000.

SBA 504 Loan

Subordinated loans to fund small business expansions. Up to \$5 million.

PROPERTY TAX PROGRAMS

Commercial & Industrial Property Tax Exemption

Property tax exemption for 3 or 5 years for a new or expanding commercial or industrial facility, depending upon investment and jobs.

Disparity Reduction Credit

Property tax rates in Minnesota are based on the assessed market value of the property. Moorhead, as a border city, enjoys rates capped at 1.6% of the assessed market value through special Border City Legislation known as "Disparity Reduction Credit."

TAX CREDIT PROGRAMS

Workers' Compensation Rebate Program

Income tax credit to businesses to rebate a portion of workers' compensation expense; up to \$25,000 per business per year.

Target Area Credit

Employee tax credits given to new or expanding primary sector businesses within a target up to \$3,000 per employee.

Sales Tax Credit

Sales tax credit to new or expanding primary sector businesses up to \$25,000.

Seed Capital Investment Credit Program

45% tax credit on their investment, up to \$112,500 per year to eligible innovative businesses in Moorhead for their investment in equipment, research and development, marketing and sales activity or working capital.

Utility Rate-Based Incentive

Utility credit (electric & water) for new or expanding primary sector with qualifying utility loads.

Qualified Service Station Credit "MOE Zone"

Tax credit is provided to gas, diesel or kerosene distributors who provide fuel to qualified service stations.

MN Job Creation Fund

Grants to businesses creating high quality jobs with a focus on manufacturing, warehousing, distribution, and information technology related jobs. Up to \$1 million to companies deemed eligible to participate.

MN Investment

Gap financing loans to help add new workers and retain high-quality jobs on a statewide basis. The focus is on industrial, manufacturing, and technology to increase the local and state tax base and improve economic vitality statewide.



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