

FOR SALE OR LEASE > BUILD-TO-SUIT INDUSTRIAL SPACE

Southeast Industrial Park

NWQ OF 91ST ST S & HEMINGWAY AVE, COTTAGE GROVE, MN 55016



PHASE 1 CONSTRUCTION UNDERWAY



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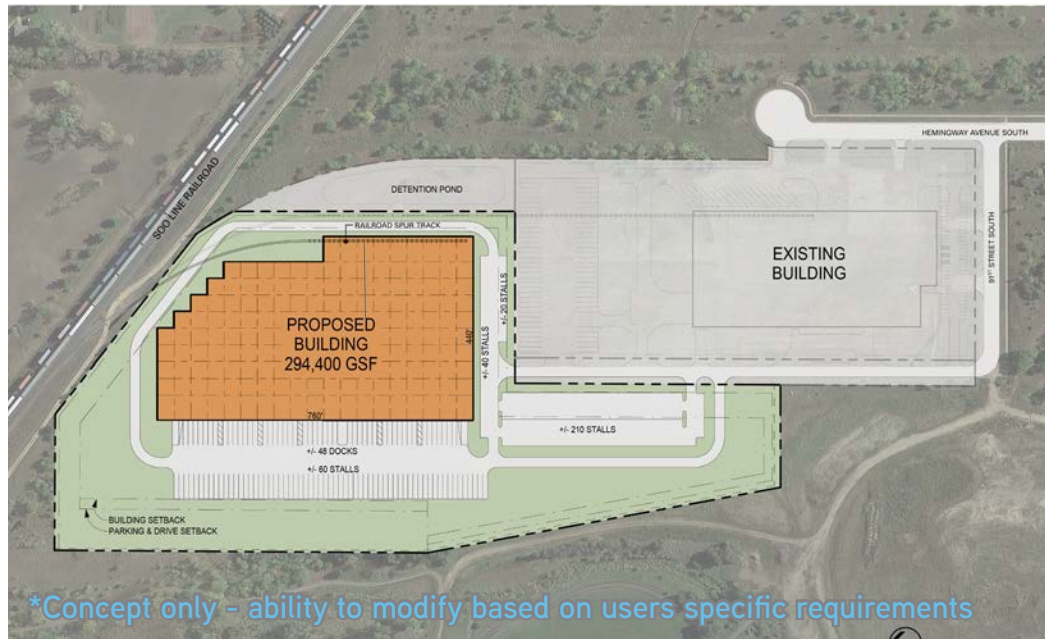
Property Description

Southeast Industrial Park is a shovel ready, premier 39 acre, rail-served business park being developed by Hillcrest Development, LLLP and Opus Development Company, L.L.C with the initial phase of development completed and 24 acres remaining. The park offers companies build-to-suit opportunities, For Sale, or Lease from 50,000-350,000 SF with the rare opportunity for rail access provided by Canadian Pacific Rail. The following development concept plans will be tailored to meeting each individual user's specifications.

Development Timing

With an expert development team, a fully entitled DEED certified shovel ready site, and an exceptionally pro-business City, Southeast Industrial Park offers companies the unparalleled ability for occupancy in a new building solution in an exceedingly aggressive timeline. Opus is prepared to design, build and deliver a customized new building to meet users occupancy requirements. **The first phase of development, North Star Sheets, was designed and approved by the City (permit, site plan, plat, etc.) in under 60 days!**

Concept A | 294,400 SF



Site Details

- Rail served by Canadian Pacific
- I5-Railroad Access Industrial District
- Public utilities stubbed to site
- Incentives available
- Flexible building layout
- Heavy industrial zoning
- Stormwater in place

BTS | For Sale or Lease

- 50,000 - 350,000 SF
- Dock and drive-in loading
- Off-dock trailer storage or outside storage
- 24' - 45' clear height

Land for Sale

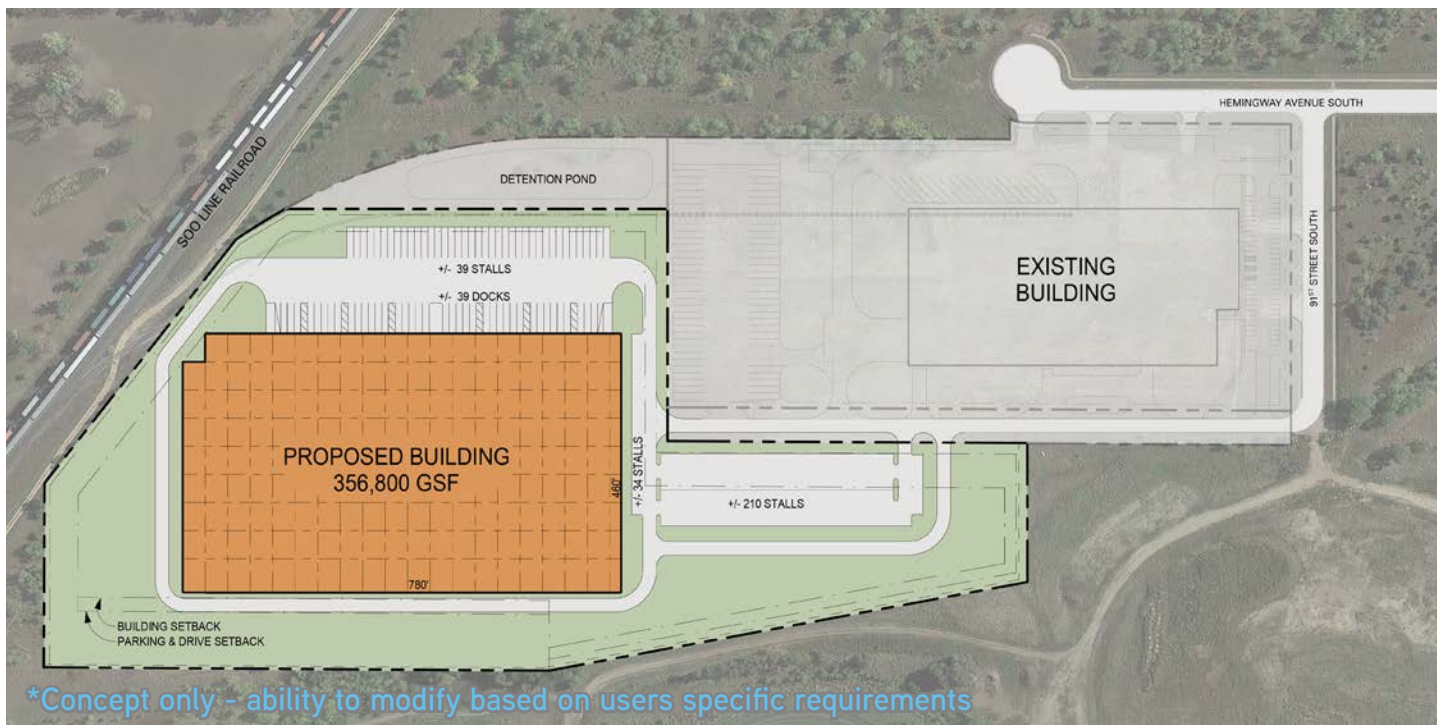
- 4 - 24 acres



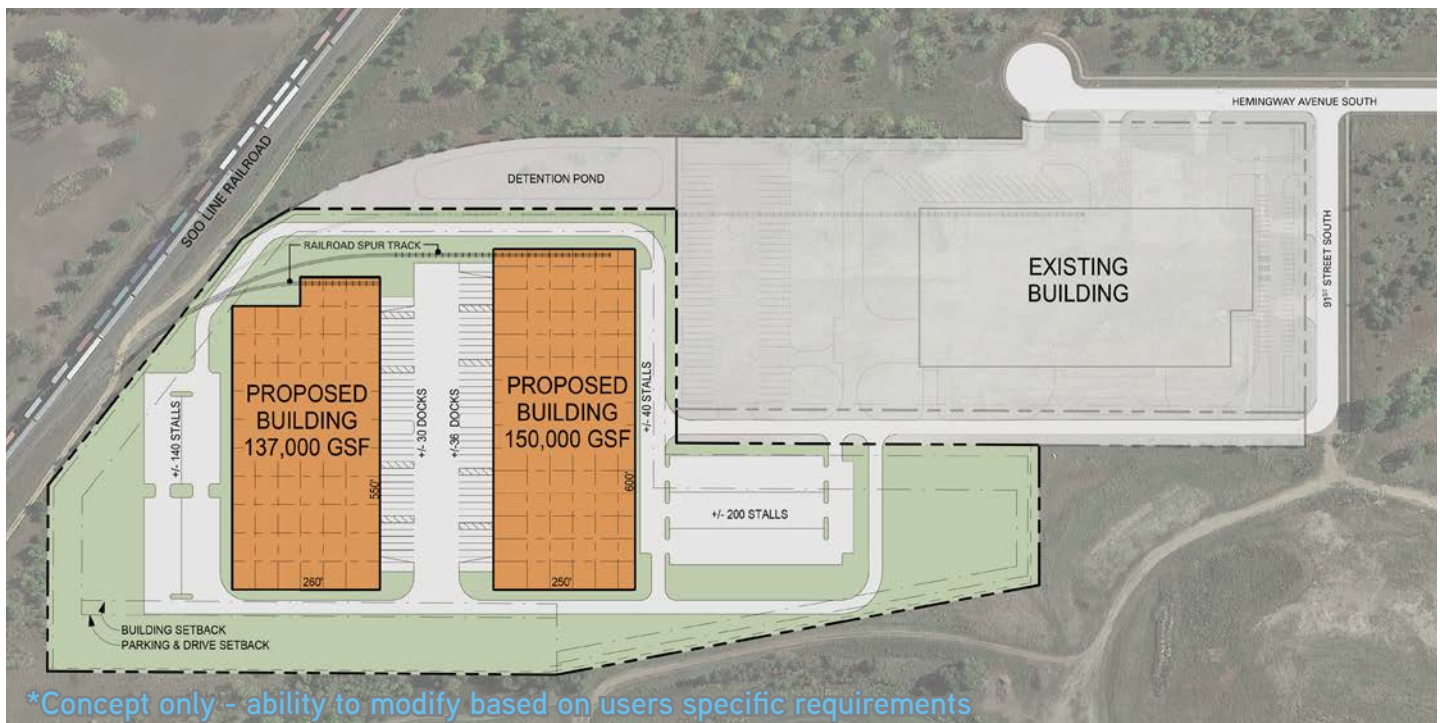
Highlights

- DEED shovel-ready certification
- E.A.W. completed
- Excellent location off Hwy 61
- Adjacent to Hamlet Park
- 6 miles to I-494
- 10 miles to I-94
- 12 miles to CBD St. Paul
- 14 miles to I-35E
- 19 miles to MSP Airport

Concept B | 356,800 SF

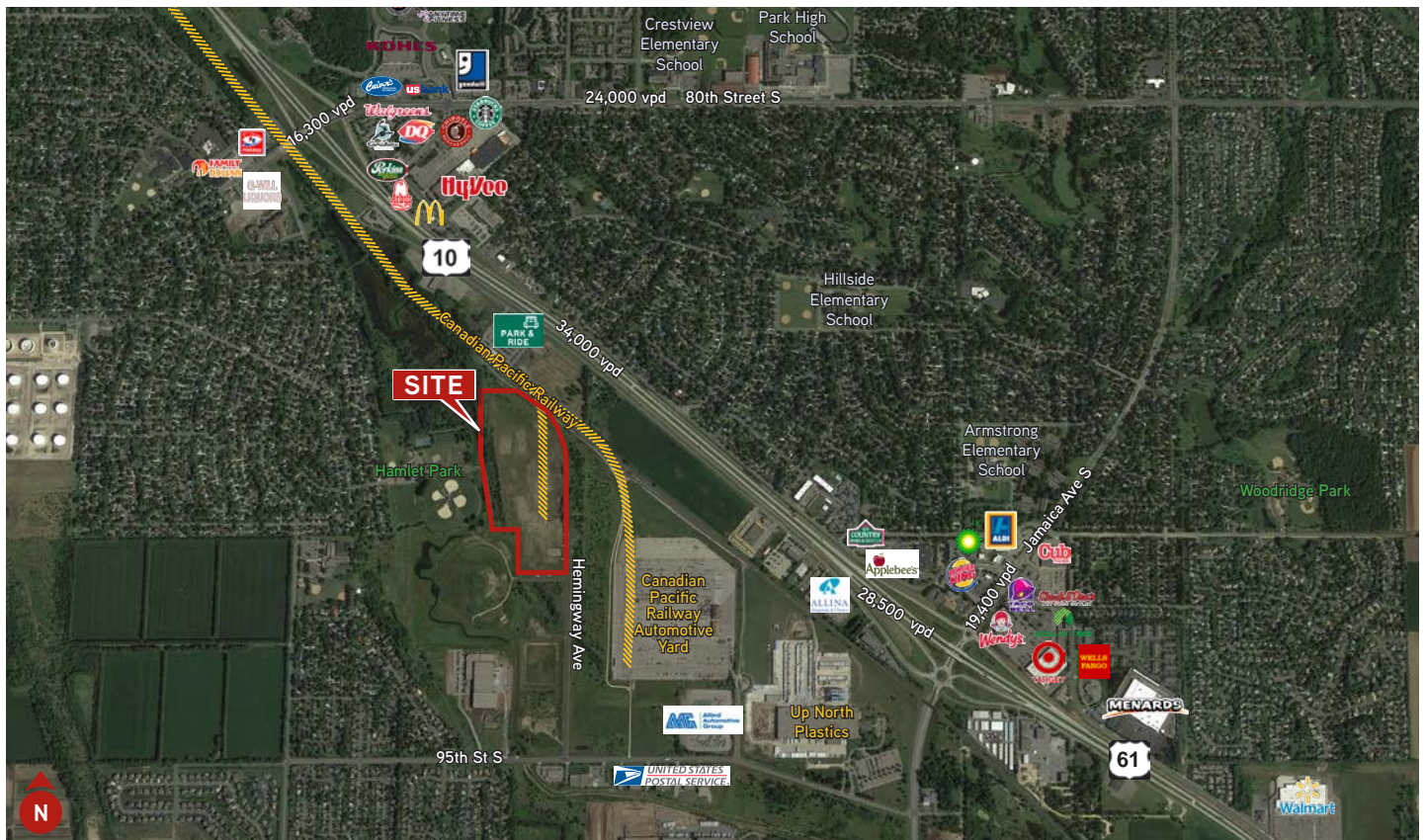
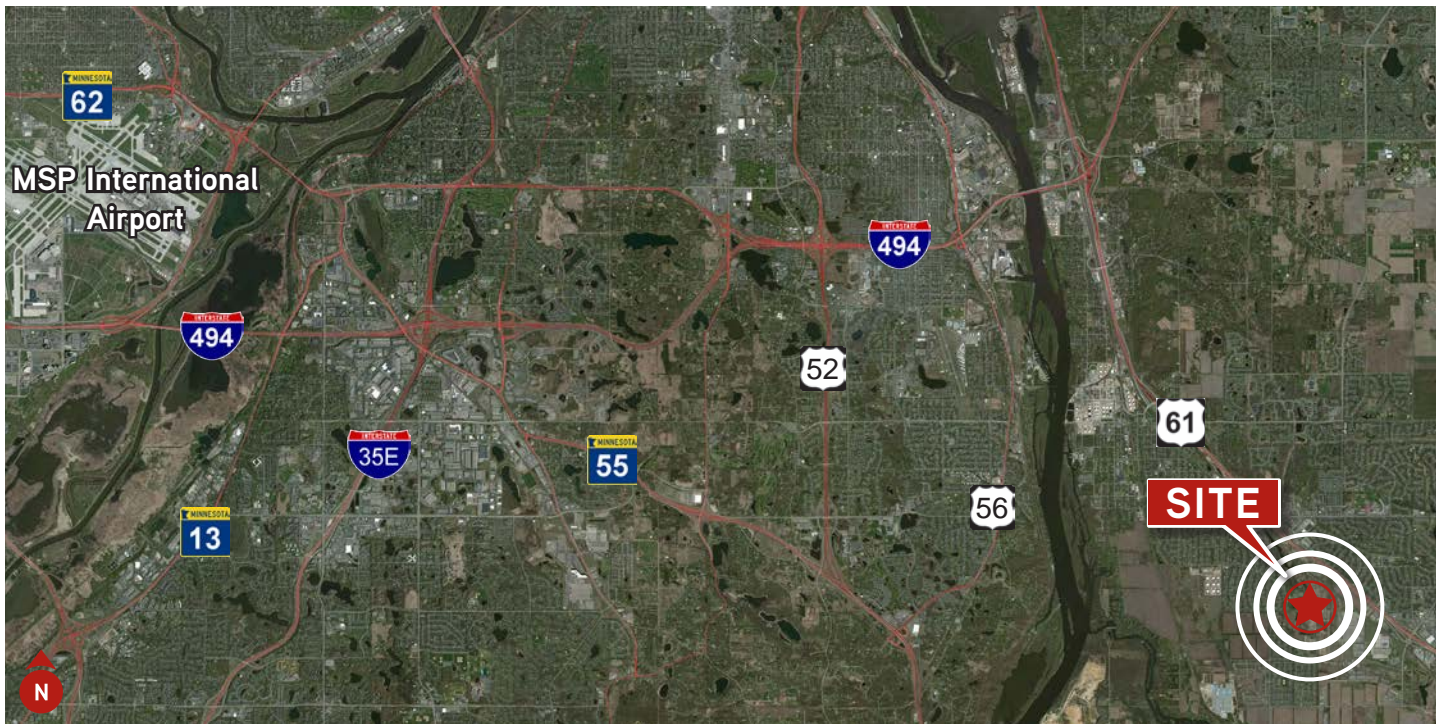


Concept C | 287,000 SF (Between 2 Buildings)



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Southeast Industrial Park | Aerials



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