



COTTAGE GROVE

logistics park



MASTER PLANNED DEVELOPMENT FEATURING

±3.65M SF

BUILDING II: ±130,105 SF AVAILABLE

7701 100TH ST S, COTTAGE GROVE, MN 55016



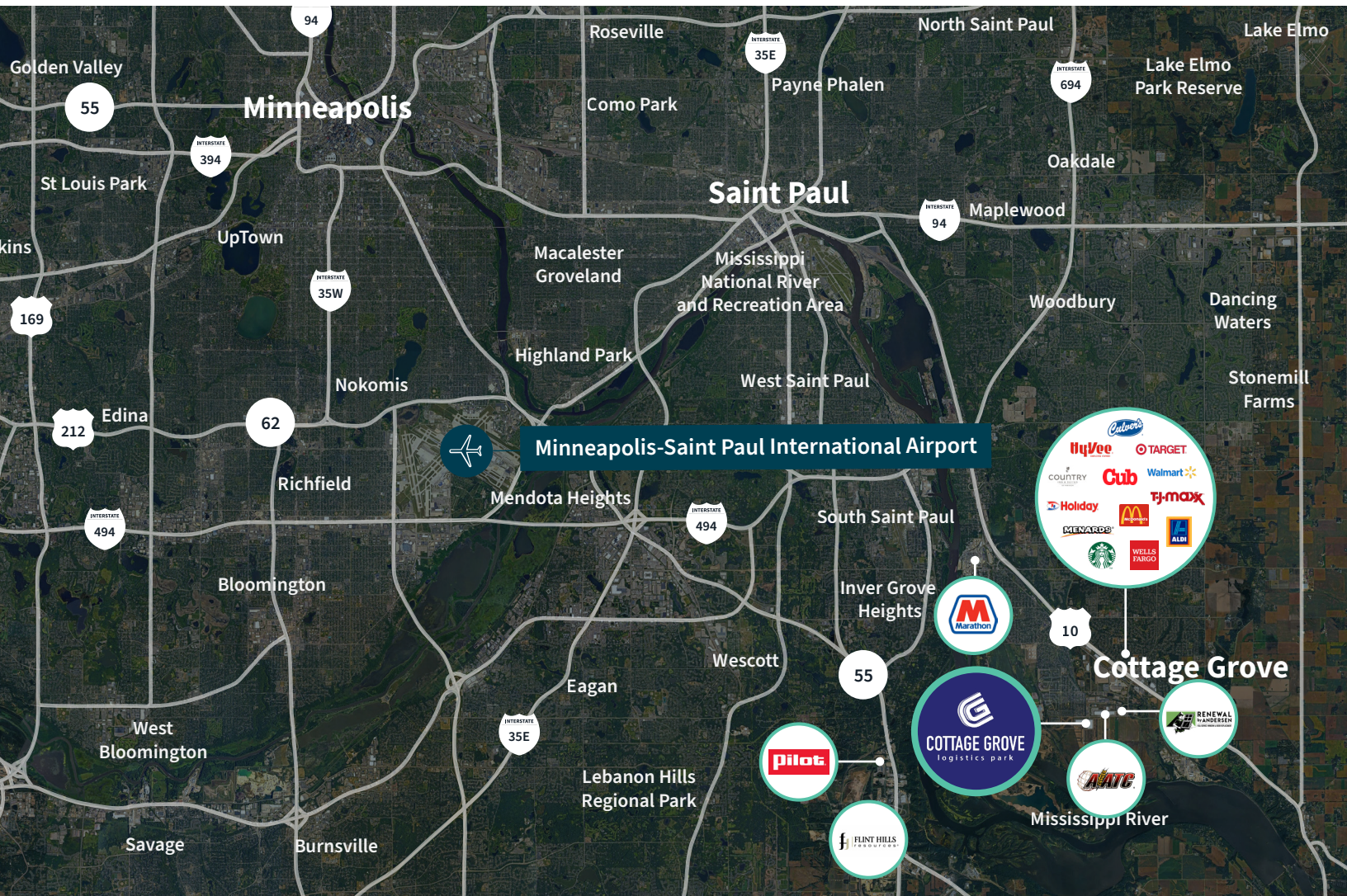
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LOCATION



SITE ADVANTAGES



QUALITY

Above - market building specs with superior facility upgrades



CLASS A

State-of-the-art distribution center with generous TI packages



ACCESS

Direct access to US Highway 61



LARGE

Labor Market



PROXIMITY

To MSP INT'L Airport and expressways

30 MIN

to Downtown Minneapolis

20 MIN

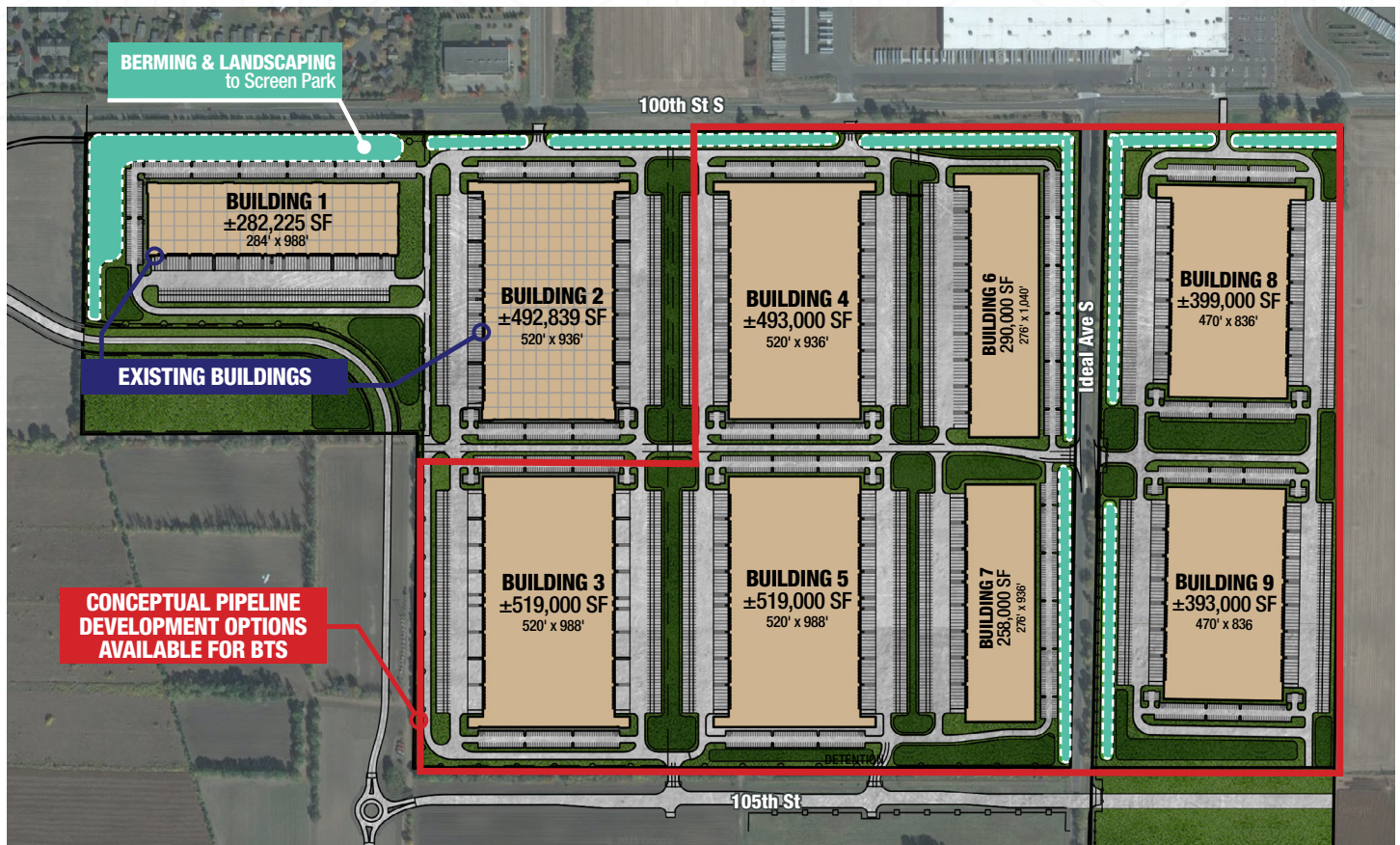
to Saint Paul

20 MIN

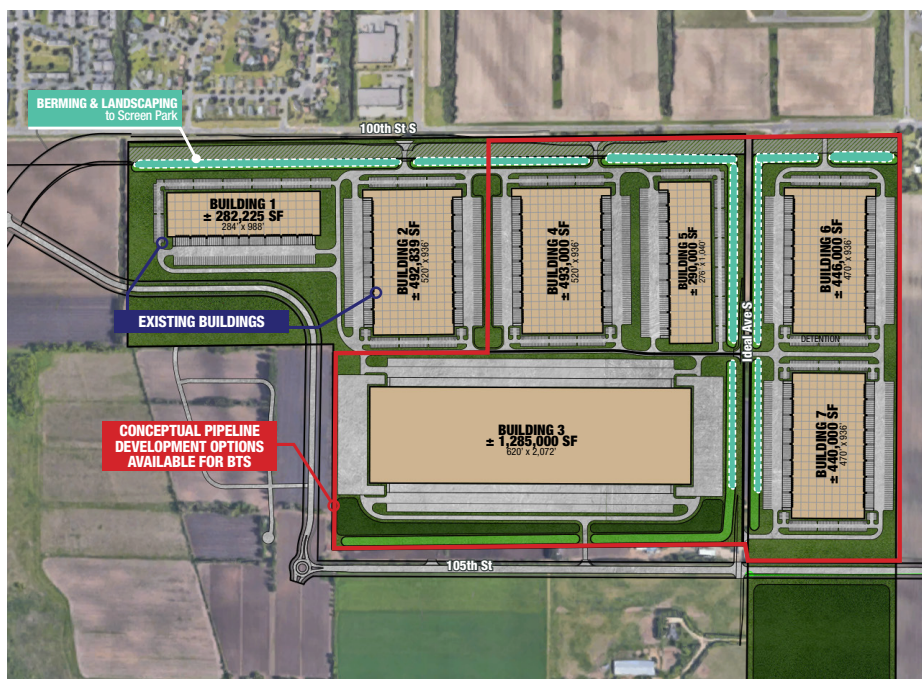
To Minneapolis-Saint Paul International Airport

MASTER PLANNED DEVELOPMENT

BTS OPTIONS FROM 200,000 - 1,500,000 SF



ALTERNATE DEVELOPMENT OPTIONS



HIGHLY EXPERIENCED

landlord and developer with extensive in-house resources. Founded in 2012, NorthPoint has developed 150.2 MSF for tenants such as Chewy.com, Home Depot, Amazon, GE, Staples, Lowes, UPS, Adidas, Ford and General Motors.

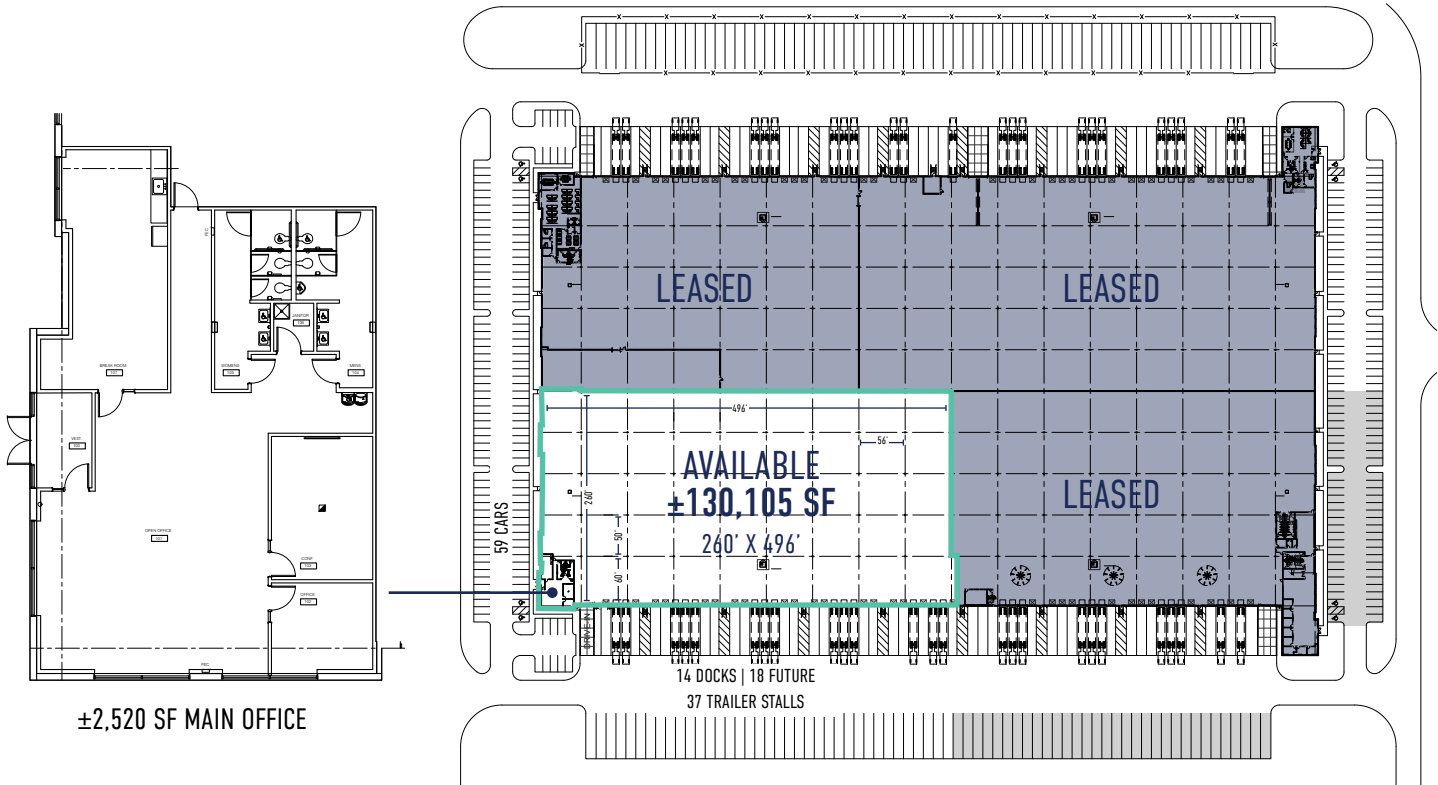
UNIQUE TO THE MARKET

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 II



±130,105 SF TOTAL

14 DOCK DOORS

69 CAR SPACES

37 TRAILER SPACES

60' SPEED BAY

SPACE DIMENSIONS 260' X 496'

DOCK DOORS 14 (9'X10' DOCK DOORS WITH 45,000 LB LEVELERS)

FUTURE DOCK DOORS 18

EXISTING OFFICE 2,520 SF

CLEAR HEIGHT 40'

TRAILER PARKING ±37 spaces

CAR PARKING ±69 SPACES

COLUMN SPACING 50' X 56'

SPEED BAYS 60'

FLOOR SLAB 7" (NON-REINFORCED, 4000 PSI)

TRUCK COURT 130' DEPTH (185' WITH TRAILER PARKING)

LIGHTING LED WITH MOTION SENORS
30FC AVG AT 30" AFF