



COTTAGE GROVE

logistics park



NorthPointTM
DEVELOPMENT



BGO

BUILD-TO-SUIT OPPORTUNITY 200,000 - 1,500,000 SF

±3.65M SF MASTER PLANNED DEVELOPMENT
COTTAGE GROVE, MN 55016

Fully Entitled

Utilities and Infrastructure in Place

BERMING & LANDSCAPING
to Screen Park

BUILDING 1
±282,225 SF
284' x 988'

EXISTING BUILDINGS

BUILDING 2
±492,839 SF
520' x 936'

100th St S

BUILDING 4
±493,000 SF
520' x 936'

BUILDING 6
290,000 SF
276' x 1,040'

BUILDING 8
±399,000 SF
470' x 836'

Ideal Ave S

CONCEPTUAL PIPELINE
DEVELOPMENT OPTIONS
AVAILABLE FOR BTS

BUILDING 3
±519,000 SF
520' x 988'

BUILDING 5
±519,000 SF
520' x 988'

BUILDING 6
258,000 SF
276' x 936'

BUILDING 9
±393,000 SF
470' x 836'

LAND AVAILABLE FOR BTS

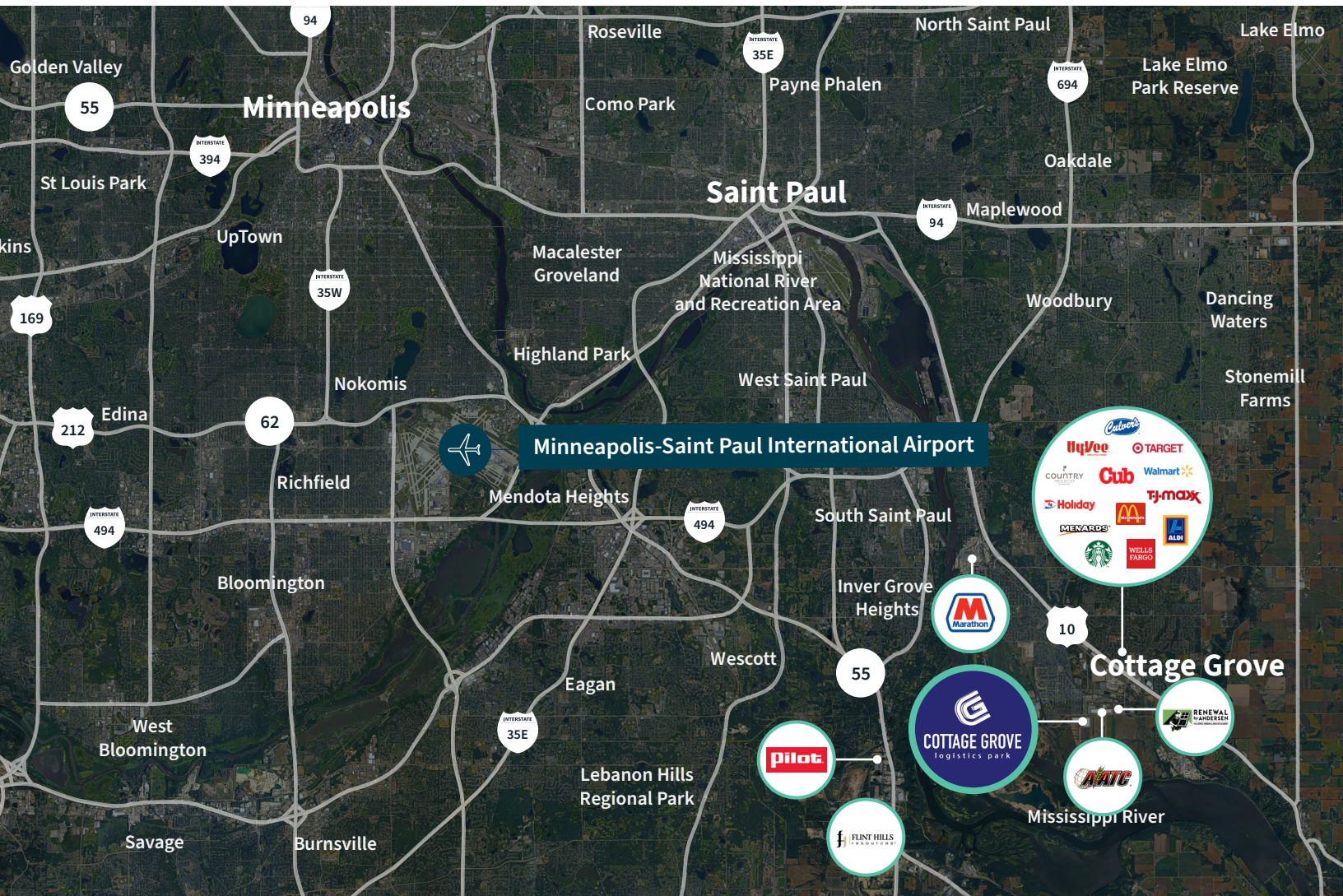
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LOCATION



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 with participation higher than the national average at 74%



PROXIMITY

To MSP INT'L Airport and expressways

30 MIN

to Downtown Minneapolis

20 MIN

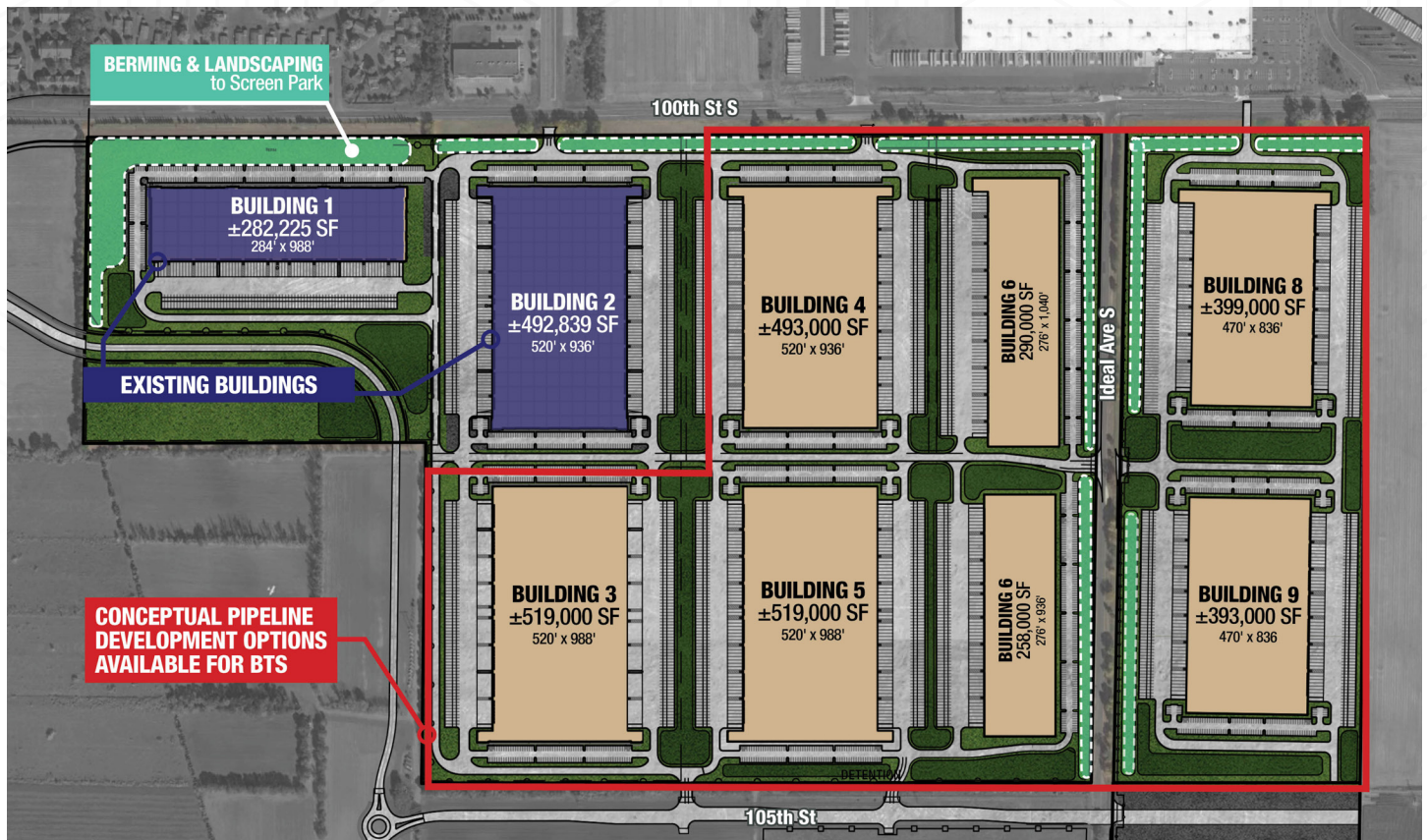
to Saint Paul

20 MIN

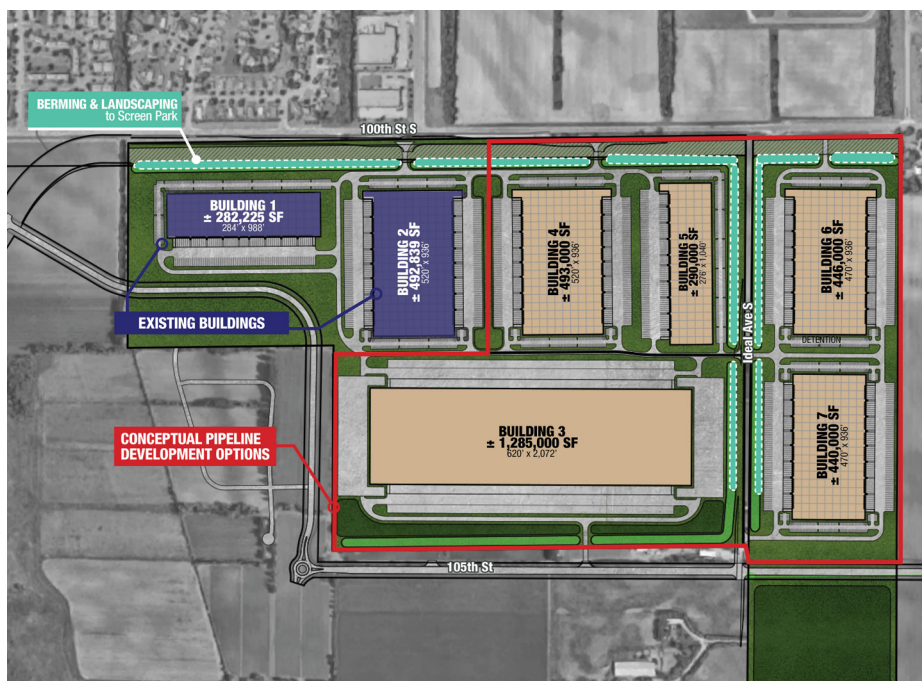
To Minneapolis-Saint Paul International Airport

MASTER PLANNED DEVELOPMENT

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



ALTERNATE DEVELOPMENT OPTION - ULTIMATE FLEXIBILITY TO MEET USERS' NEEDS



FLEXIBLE DEAL STRUCTURE

- BTS for Lease
- BTS for Sale
- Outright Land Sale

HIGHLY EXPERIENCED

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

CITY CONNECTIVITY

With partnerships with local jurisdictions and the city of Cottage Grove, all parties are aligned and are eager to break ground and expand the business park.

CONVENIENT ACCESS

Immediate access to US Hwy 61. 13 minutes to I-494, 17 minutes to I-94.