



COTTAGE GROVE

logistics park



MASTER PLANNED DEVELOPMENT FEATURING

±3.65M SF

BUILDING I: ±177,935 SF AVAILABLE

7601 100TH ST S, COTTAGE GROVE, MN 55016



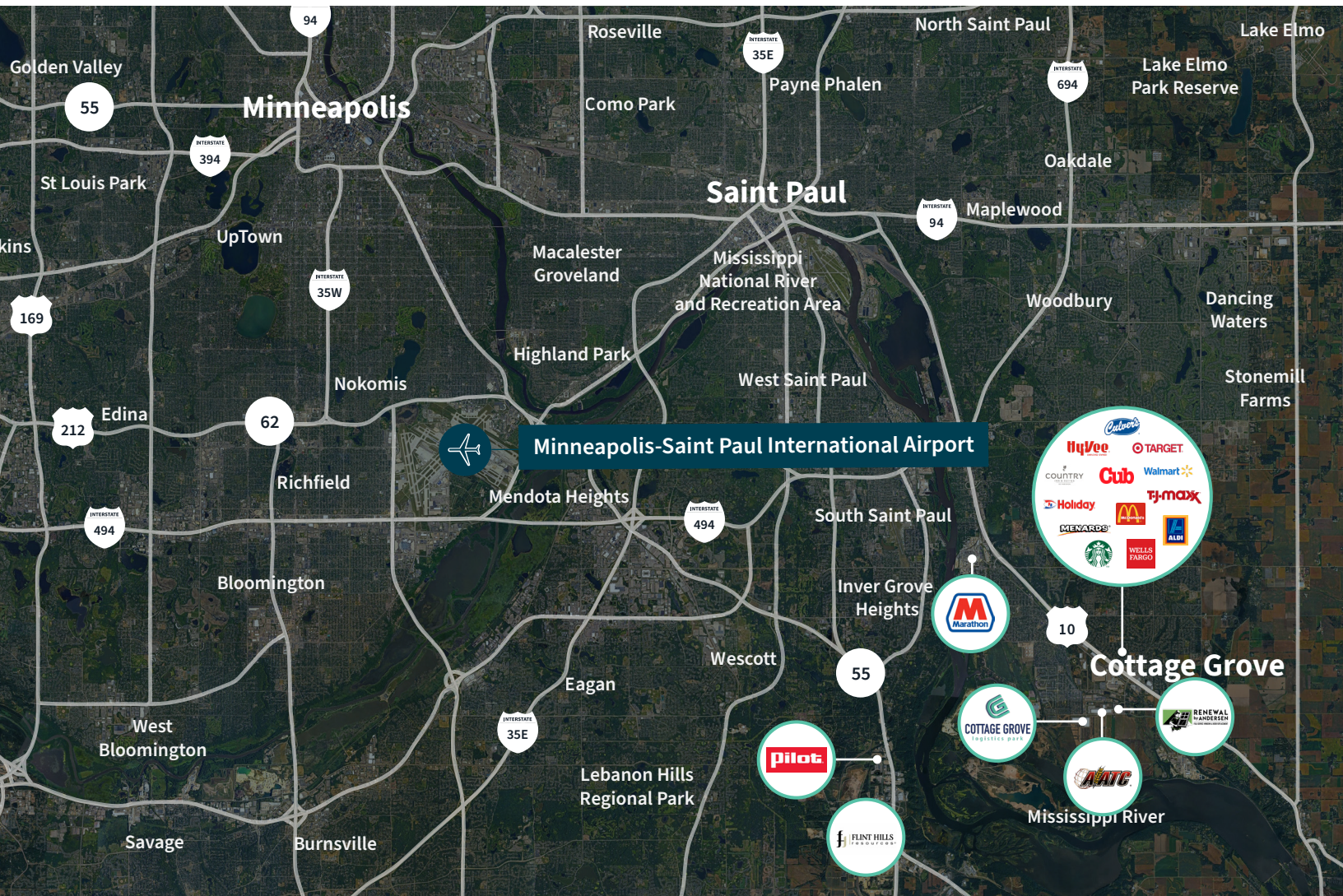
Eric Batiza, SIOR
Senior Managing Director
+1 612 217 5123
eric.batiza@jll.com
Jones Lang LaSalle Brokerage, Inc.

Dan Larew, SIOR CCIM
Managing Director
+1 612 217 6726
dan.larew@jll.com

Jack Nei
Associate
+1 612 217 5128
jack.nei@jll.com



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

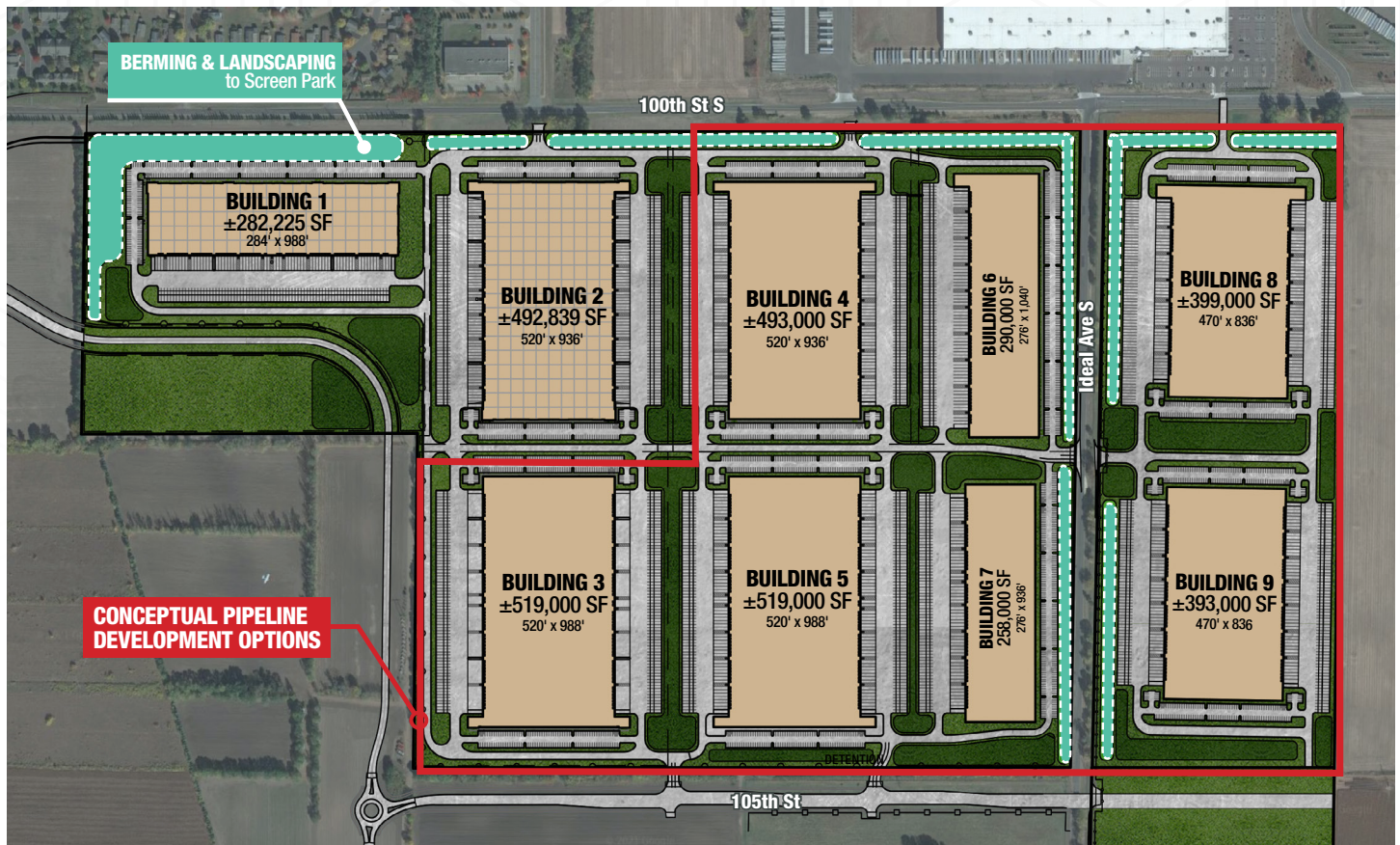
30 MIN
to Downtown Minneapolis

20 MIN
to Saint Paul

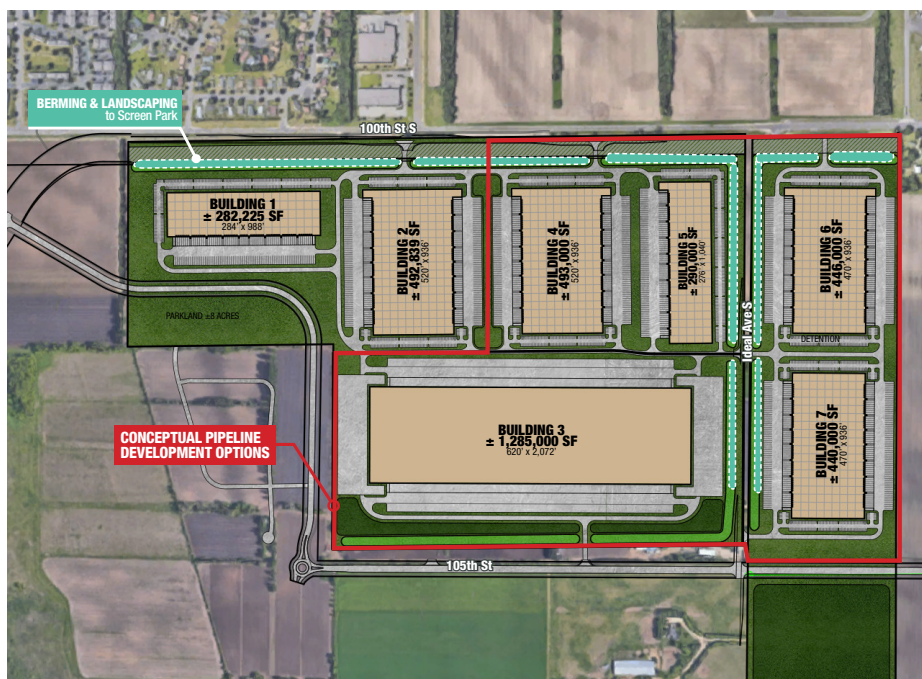
20 MIN
To Minneapolis-Saint Paul International Airport

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.

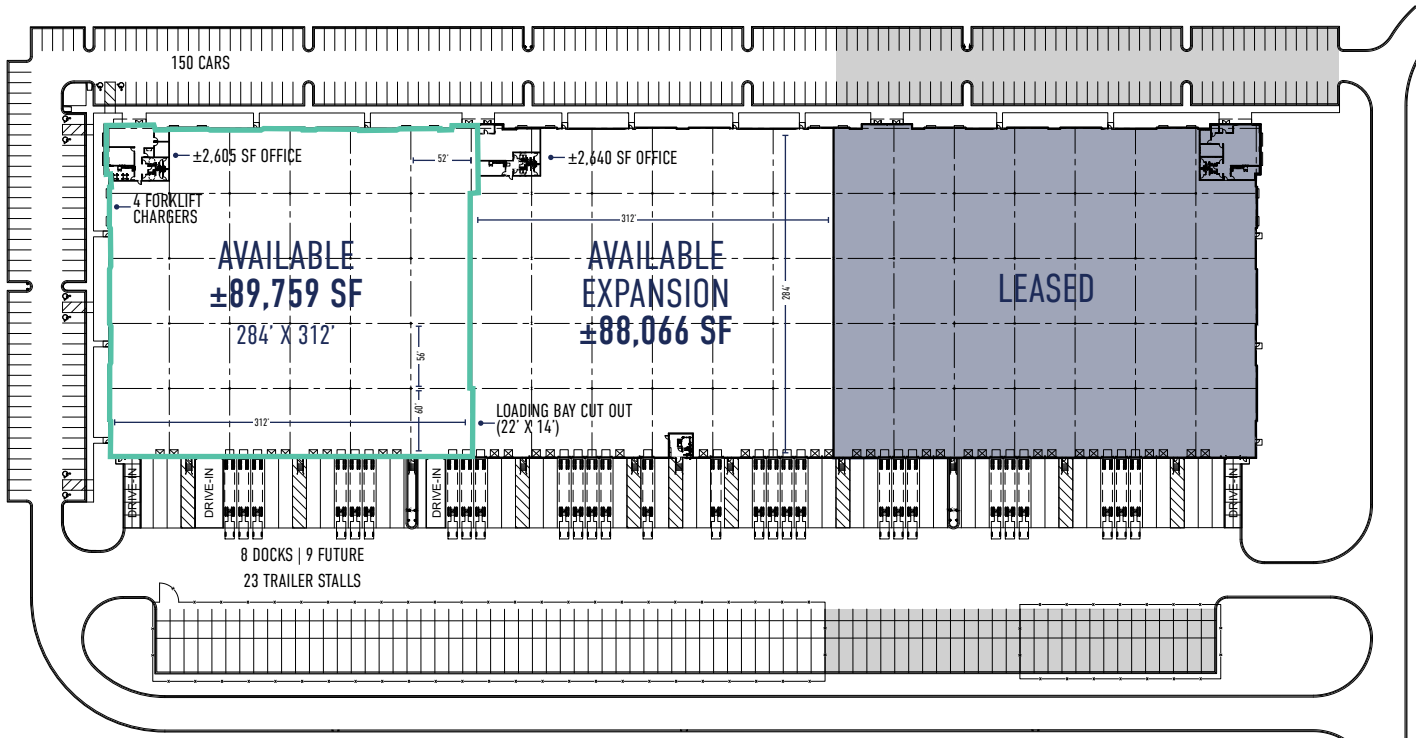
UNIQUE TO THE MARKET

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 I - OPTION A



±89,759 SF TOTAL

8 DOCK
DOORS

150 CAR
SPACES

23 TRAILER
SPACES

60' SPEED
BAY

3 DRIVE-INS

SPACE DIMENSIONS

284' X 312'

DOCK DOORS

8 (9'X10' DOCK DOORS WITH 45,000 LB LEVELERS)

FUTURE DOCK DOORS

9

EXISTING OFFICE

2,605 SF

CLEAR HEIGHT

36'

TRAILER PARKING

±23 spaces

CAR PARKING

±150 SPACES

COLUMN SPACING

52' X 56'

SPEED BAYS

60'

FLOOR SLAB

7" (NON-REINFORCED, 4000 PSI)

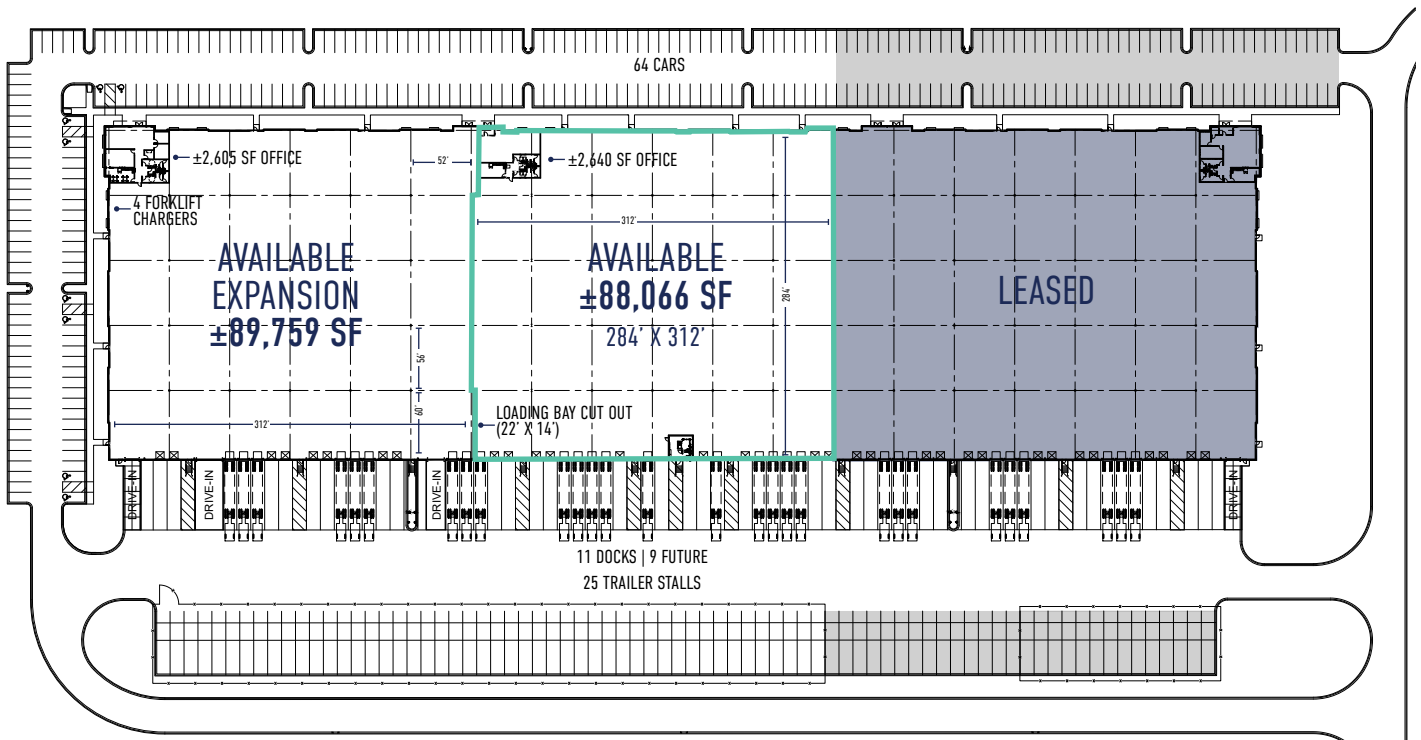
TRUCK COURT

130' DEPTH (185' WITH TRAILER PARKING)

LIGHTING

LED WITH MOTION SENORS
30FC AVG AT 30" AFF

BUILDING I - OPTION B



±88,066 SF TOTAL

11 DOCK
DOORS

64 CAR
SPACES

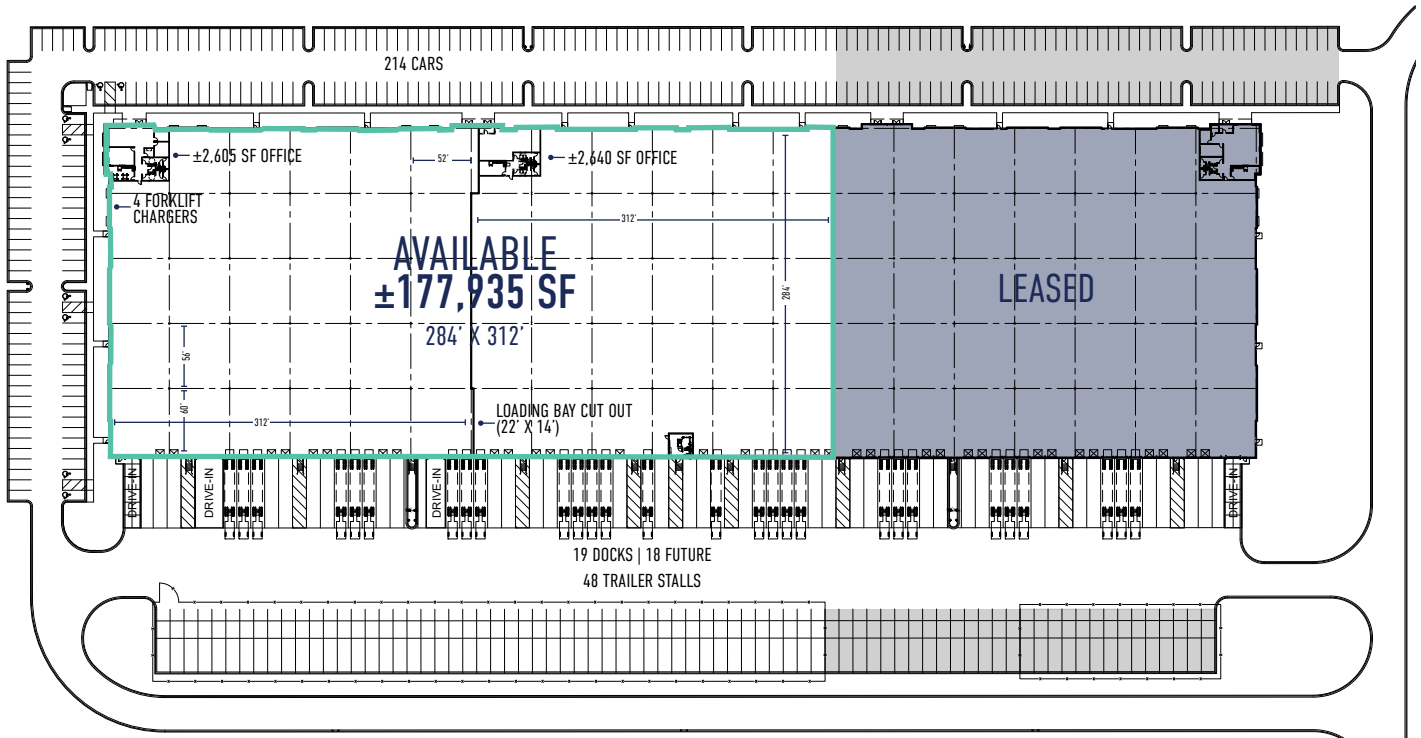
25 TRAILER
SPACES

60' SPEED
BAY

SPACE DIMENSIONS	284' X 312'
DOCK DOORS	11 (9'X10' DOCK DOORS WITH 45,000 LB LEVELERS)
FUTURE DOCK DOORS	9
EXISTING OFFICE	2,640 SF
CLEAR HEIGHT	36'
TRAILER PARKING	±25 spaces

CAR PARKING	±64 SPACES
COLUMN SPACING	52' 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

BUILDING I - OPTION C



±177,935 SF TOTAL

19 DOCK
DOORS

214 CAR
SPACES

48 TRAILER
SPACES

60' SPEED
BAY

3 DRIVE-INS

SPACE DIMENSIONS	284' X 312'
DOCK DOORS	19 (9'X10' DOCK DOORS WITH 45,000 LB LEVELERS)
FUTURE DOCK DOORS	18
EXISTING OFFICE #1	2,605 SF
EXISTING OFFICE #2	2,640 SF
CLEAR HEIGHT	36'
TRAILER PARKING	±48 spaces

CAR PARKING	±214 SPACES
COLUMN SPACING	52' 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