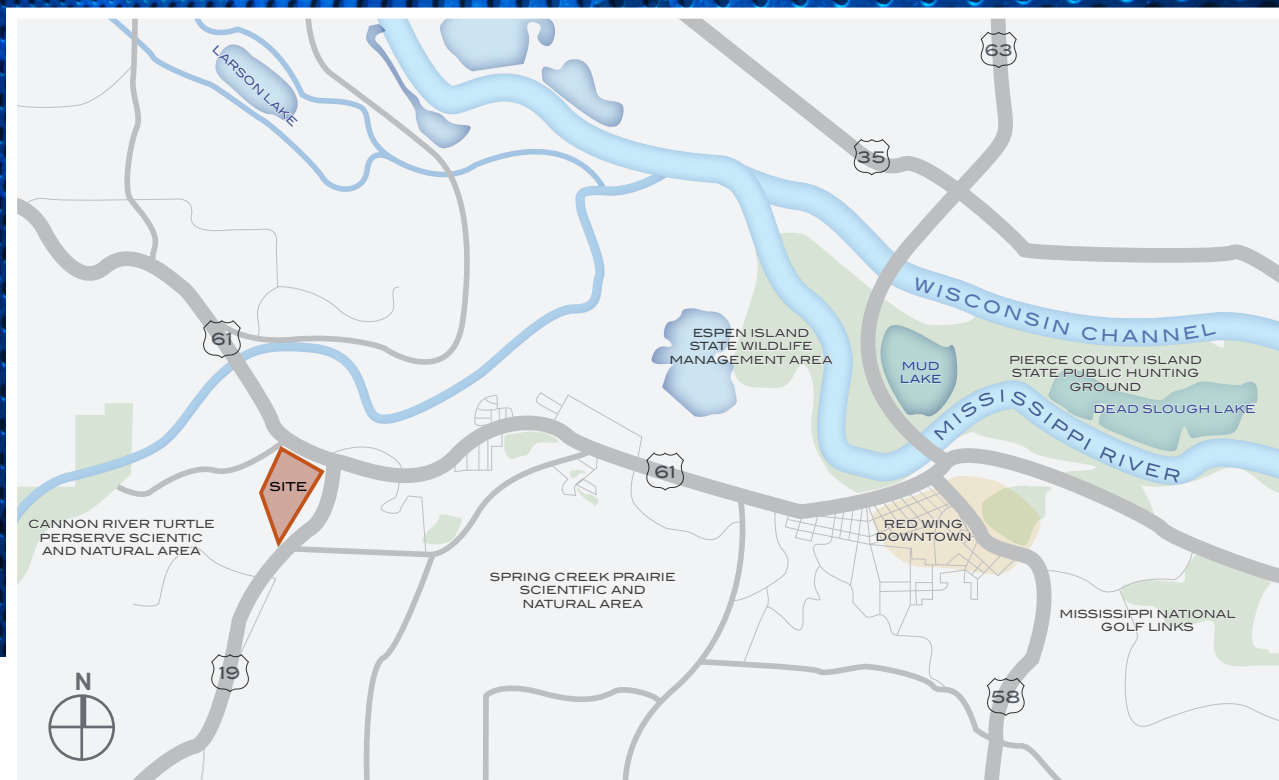


BROKER ANNOUNCEMENT > LIGHT INDUSTRIAL LAND AVAILABLE

GATEWAY BUSINESS PARK RED WING, MN

18 ACRES ON HIGHWAY 61



SITE HIGHLIGHTS



SITE FEATURES & BENEFITS

- I1 – Light Industrial
- High visibility corner with 19,000 VPD
- Easily accessible
- Nearby historic Downtown Red Wing filled with employee amenities
- Utilities to site, including fiber optic
- Close to Greater MSP markets
- Immediate access to Hwy 61 (55mph)
- 45 minutes to MSP airport

VICINITY AMENITIES

- Large site is located just off of Highway 61 the main artery through Red Wing, MN
- Scenic setting with nearby historic downtown, casino, and marinas
- Walgreens, Target, Super Walmart, and Menards nearby
- Nearby Canon Valley Trail
- Nearby outdoor recreation opportunities including rock climbing, kayaking, and mountain biking trails

DEVELOPMENT CRITERIA

BUILDING TO LAND COVERAGE

- Minimum 30%

JOB DENSITY

- Minimum .5 FTE per 1,000 SF

MINIMUM CONSTRUCTION COST

- \$70/SF construction value

WAGES

- Minimum \$13.00/hr if position includes benefits
- Minimum \$15.00/hr without benefits

SUSTAINABILITY CRITERIA

- Must meet building design standards listed in the zoning ordinance
- Buyers agree to evaluate sustainable design approaches

**AVAILABLE FOR
DEVELOPMENT**

18 acres

US HIGHWAY 61

MN HIGHWAY 19

The Saint Paul Port Authority's unique transactional expertise is available to assist expansion-minded businesses and East Metro communities in their efforts to grow and prosper by redeveloping polluted and/or abandoned inner-city property.

For more than 80 years, we have assembled parcels of polluted or underutilized inner-city land, cleaned them up for redevelopment, and then sold them to expansion-minded businesses.

Our mission is to create quality job opportunities, expand the tax base, and advance sustainable development.

CONTACT US

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For more information, please visit: www.sppa.com