

**+/- 26 ACRES**  
**PREMIER, SHOVEL-READY**

# LONSDALE, MN DEVELOPMENT SITES

LOCATED 25 MINUTES SOUTH OF THE TWIN CITIES AND 5 MILES TO I-35

MN-DEED SHOVEL-READY CERTIFIED SITE

ZONED I-2: MEDIUM INDUSTRIAL & C-I: COMMERCIAL INDUSTRIAL

LOCATED ON TRUNK HWY 19

ALL UTILITIES STUBBED IN:  
 100 GBPS FIBER, WATER, SEWER, GAS AND ELECTRIC

4+ MW POWER, TWO SOURCES OF BACKUP POWER & 99.99% RELIABILITY

REDUNDANT TELECOMMUNICATIONS

FLEXIBLE LOT SIZES- 13 ACRES CITY-OWNED, REMAINING PRIVATELY OWNED

FLAT SITE – 3% SLOPE

TAX & FINANCIAL INCENTIVES

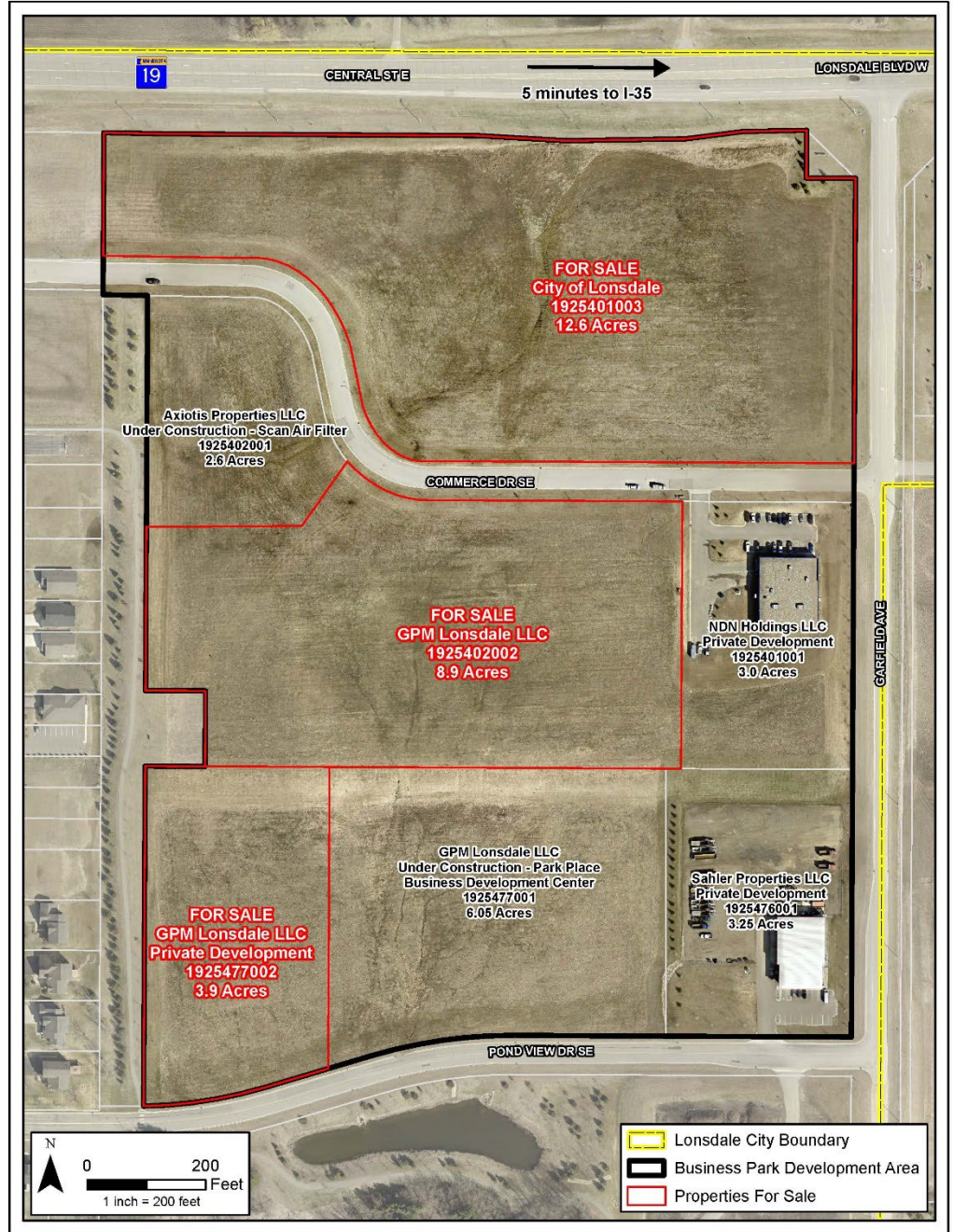
COMMON SENSE GOVERNMENT

BUSINESS-MINDED LEADERSHIP

AWARD WINNING SCHOOLS

AFFORDABLE HOUSING

10 PARKS / 10 MILES OF TRAILS



**PREMIER DEVELOPMENT SITE AVAILABLE IN NORTHERN RICE COUNTY – LOCATED JUST 25 MINUTES SOUTH OF THE TWIN CITIES METRO AREA IN LONSDALE ON TRUNK HIGHWAY 19, 5 MINUTES WEST OF I-35.**

THE SITE IS ZONED APPROPRIATELY FOR COMMERCIAL AND INDUSTRIAL DEVELOPMENT, HAS RELIABLE AND REDUNDANT POWER AND TELECOMMUNICATIONS, GREAT FIBER SPEED OF 100GBPS, GOOD TRANSPORTATION ACCESS AND IS A MN DEED SHOVEL READY CERTIFIED SITE.

**FOR MORE INFO – CONTACT:**

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# SITE INFORMATION

## GENERAL PROPERTY INFORMATION

PURCHASE PRICE	\$2.75 per SF <ul style="list-style-type: none"> <li>• City-owned parcels only</li> <li>• Price is negotiable and does not reflect tax incentives</li> </ul>
PROPERTY SIZE	+/- 26 Buildable acres
PARCEL IDENTIFICATION NUMBERS	1925401003   1925402002   1925477002
ZONING	I-2: Medium Industrial and C-I: Commercial Industrial
SITE LOCATION	5 miles west of I-35 25 minutes south of the Twin Cities Metro Area
TOPOGRAPHY	Flat – approximately 3% slope

## SITE INFRASTRUCTURE & RATES

POWER	Steele-Waseca Cooperative Electric 4+ MW of power available – more as required 2 sources of backup power available Reliability of 99.99% Competitive energy rates – including rate design options to meet the customer needs and economic development loans available
FIBER	Bevcomm – unlimited Fiber options available
WATER	12-inch Water Main: <ul style="list-style-type: none"> <li>• Base Fee of \$14/month + \$3.25-5.25 per 1,000 gallons based on usage</li> </ul>
SEWER	Sewer Main: <ul style="list-style-type: none"> <li>• Base Fee of \$20/month +\$6.20 per 1,000 gallons</li> </ul>

## SITE CHARACTERISTICS

ADJACENT TO HIGHWAY 19 (10 TON ROAD) WITH EASY ACCESS TO INTERSTATE 35
GREAT BUSINESS VISIBILITY
FLEXIBLE LOT SIZES
ADJACENT TO 25 ACRE REZAC NATURE PRESERVE (TRAILS, WOODLANDS AND 9 ACRE POND)
NOT IN A FLOODPLAIN

## ECONOMIC DEVELOPMENT INCENTIVES

TAX & FINANCIAL INCENTIVES	STATE OF MINNESOTA –MN Investment Fund, MN Job Creation Fund, Angel Tax Credit, Business Development Grant and Loan Programs, Workforce Development and Training Programs  LONSDALE –TIF (Tax Increment Financing), Tax Abatement, EDA (Economic Development Authority) RLF (Revolving Loan Fund) and Access to USDA programs  RICE COUNTY – Tax Abatement, RLF
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