



Thank you for your interest in the North Branch Industrial Park. The Industrial park is a 220+ acre park ready for development. All tracts are Opportunity Zone and Shovel Ready approved. Sites range from 1 to 200 Acres and are easily subdivided. Price ranges between \$1.00 and \$1.50 per foot with City friendly options to spur economic development.

“The City of North Branch has been great to work with. They have acted as true partners in our planning, joining with us to solve problems. Family Pathways is very much looking forward to a long relationship with North Branch.” Rich Smith, Executive Director, Family Pathways

Highlights of the park include:

- **Access to the St. Croix Valley rail system.**
- Great soil conditions.
- Adjacent to I-35 with convenient access to MN TH 95, connecting this site to the metropolitan areas of Minneapolis and St. Paul, central and northern Minnesota and western Wisconsin.
- Industrial zoning
- Water, sewer, high-speed internet available.
- Tax Increment Financing for qualified businesses is available.
- Existing Industrial Park businesses include: Andersen Windows, Zinpro, Branch Manufacturing, Viking Coco-Cola, Environmental Stone and Wisconsin Coil Spring.

To better provide you with additional information regarding the Industrial Park, please provide the following information (Please note that the information provided is confidential and will only be used to provide the necessary resources, financing options, park location recommendations and other items as requested.)

- Contact Person:
- Contact Information (Phone/Email):
- Business Name:
- Proposed Lot/Building Size:
  - Percentage heated and cooled; estimated building cost; any renderings or plans to share; mezzanine areas:
- Proposed Employee Count:
- Proposed Completion Date:

The City of North Branch, North Branch Economic Development and Bob Boyce, Realty Executives can provide additional resources if needed; such as:

- Architectural Services
- Site Design
- Construction Services, including building, buildouts and outside design
- Surveying
- Local Lending Financing
- Additional State and Federal Financing Options
- Employment Services

Please let me know if any of the above services or information is desired. I look forward to helping you build and/or expand your business in the North Branch Industrial Park. I have attached additional information from North Branch to assist you.

Regards,

Bob Boyce, Realty Executives

651-248-3498

Faxbob@gmail.com

