

# CERTIFIED, SHOVEL READY, SUB-DIVIDED LAND FOR SALE

## BIG LAKE, MINNESOTA

### OFFERING SUMMARY

Price: \$1.00 +

\$8,696.84 / Acre in Special Assessments

Lot Size: 1 - 28.62 Acre Parcels

Zoning: I-1, Industrial Park

### PROPERTY HIGHLIGHTS

- Low Cost of Land
  - Certified Shovel Ready Land / Sandy Soils
  - Easy Access to Hwy 10 and I-94
  - 45 Minute Drive to MSP Airport
  - 25 Minute Drive to St. Cloud Regional Airport
  - <1 Mile from Northstar Commuter Rail Stop
  - Clean, State-of-the-Art, Industrial Park
- Neighbors Include:
- |                            |                        |
|----------------------------|------------------------|
| Cargill Protein            | Paragon Store Fixtures |
| Kelco Supply Co.           | Flour City Bending     |
| Ultra Image Powder Coating |                        |
| Industrial Molded Rubber   |                        |
- Access to Fiber - Fast, Reliable Service through Arvig - Catered to the Needs of the Business
  - Strong Labor Force with Midwest Talent
    - Big Lake Youth Apprenticeship
      - Project Lead the Way Partnership
    - STEM School

### COMMUNITY PROFILE

Population: 22,031 (Prime Market Area)  
Prime Market Area = City of Big Lake,  
Big Lake Township, & Orrock Township  
Median Age: 29.8  
HH Income: \$81,772 (10-Mile Radius)  
Home Value: \$249,623 (10-Mile Radius)  
Robust Quality of Life Initiatives  
Business Friendly Community



PARAGON  
A MODEL OF EXCELLENCE

VISIT

[WWW.BIGLAKEMN.ORG/386/ECONOMIC-DEVELOPMENT](http://WWW.BIGLAKEMN.ORG/386/ECONOMIC-DEVELOPMENT)

CONTACT

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# BIG LAKE INDUSTRIAL PARK ZONING CODE

FOR MORE INFORMATION, VISIT:  
[WWW.BIGLAKEMN.ORG/189/CITY-CODE](http://WWW.BIGLAKEMN.ORG/189/CITY-CODE)

## SECTION 1059 - I-1, INDUSTRIAL PARK DISTRICT

**1059.01: PURPOSE:** The purpose of the I-1, Industrial Park District is to provide for the establishment of warehousing and light industrial development. The overall character of the I-1 District is intended to have an office/warehouse character, thus industrial uses allowed in this District are limited to those which can compatibly exist adjacent to both lower intensity business uses and high intensity manufacturing uses. Buildings located in this district shall be built in a good and workman-like manner with high quality, first class building materials. The design and location of buildings shall be attractive and shall compliment existing structures and surrounding natural features and topography with respect to height, design, finish, color, size and location.

### USES WELCOMED:

- |                     |                    |                       |                       |
|---------------------|--------------------|-----------------------|-----------------------|
| Automobile Repair   | Brewery            | Contractors Operation | Data Center           |
| Distribution Center | Health Club        | Indoor Storage        | Laboratory            |
| Manufacturing       | Machine Shop       | Mill Working          | Printing              |
| Radio/TV Station    | Recreation         | Taproom               | Trade/Business School |
| Warehousing         | Wholesale Showroom |                       |                       |

OFFICIAL PLAT COPY



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# BIG LAKE INDUSTRIAL PARK MANUFACTURING

*"We are so thrilled to have our expansion complete and very grateful to the City of Big Lake and Big Lake Township for working with us to make this project a reality. It is in the ideal location and offers us tremendous infrastructure that will allow us to grow, provide our employees a state-art-facility to work in and serve our expanding global customer base for long into the future."*

*Jared Johnson - Plant General Manager  
for Cargill Protein*



*"We moved from a location in Plymouth, MN in 2006 with the criteria of being within 30 minutes of the Metro area. We were looking for a location that would offer growth both short and long-term. Big Lake is a growing City on the periphery of the Metro, with that line moving closer and closer every year. Our employees are our most important assets, and there's an excellent workforce in the area. Big Lake is a great place to raise a family. There's enough area to "breathe," with lots of community events for families. It's a growing City that maintains its small-town community feel."*

*Chase Kvistad - Marketing, Industrial Molded Rubber Products*



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