



Acres:	5-80 acre lots available
Pricing:	\$1.75 / sq. ft.
Current Land Use:	Agricultural
Zoning:	I-3—Planned Industrial District
Topography:	Relatively flat with some natural and one constructed wetland
Distance from Highways:	<1 mile from MN Highway 23 and 5 miles from U.S. Highway 10
Distance from Interstate:	10 miles to I-94
Distance from Airport:	2 miles from the St. Cloud Regional Airport
Distance from Commuter Rail:	20 miles from Northstar Commuter Rail in Big Lake, MN
Distance from Minneapolis:	62 miles or 45 minutes
Sewer:	City of St. Cloud (18 inch sewer trunk line)
Water:	City of St. Cloud (16 inch water main)
Electricity:	East Central Energy
Gas:	Xcel Energy
Fiber:	Qwest Communications
Survey:	Yes, available upon request
Environmental Assessment:	Yes, available upon request

Salient Facts

St. Cloud Airport Business Park

Partial Fee Schedule:

Building Permit Fees—\$4,126.50 for the first \$1,000,000 + \$2.30 for each additional \$1,000 or fraction thereof
Plan Review Fee—typically 65% of the building permit fee
State Surcharge—up to \$1,000,000 it is project valuation X .0005 = \$500.00], above that there is a sliding scale
Water Access Charge (2011)—\$1,800
Sewer Access Charge (2011)—\$1,800

Tax Structure (Pay 2011):

City—41.305
School—36.758
County—67.211
Other—2.021
Total—147.305
State—49.043
City Market Value Rate—.07067
School Market Value Rate—.01958

Incentive Programs:

JOBZ Tax Incentives
Tax Increment Financing
Tax Abatement
Job Skills Training Grants

For more information please contact:

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