



Acres:	5-80 acre lots available
Pricing:	\$1.75 / sq. ft.
Current Land Use:	Industrial /Agricultural
Zoning:	I-3—Planned Industrial Zoning
Topography:	Relatively flat with one natural wetland
Distance from Highways:	7 miles from MN Highway 23 and 10 miles from U.S. Highway 10
Distance from Interstate:	<1 mile from I-94
Distance from Airport:	12 miles from the St. Cloud Regional Airport
Distance from Commuter Rail:	40 miles from Northstar Commuter Rail in Big Lake, MN
Distance from Minneapolis:	62 miles or 45 minutes
Sewer:	City of St. Cloud (12-15 inch sewer trunk line)
Water:	City of St. Cloud (12 inch water main) Static Pressure 60 (PSI)
Electricity:	Stearns Electric Association—Voltage 7.2 Kv
Gas:	Xcel Energy—Pressure 60 (psi)
Fiber:	Yes (Charter Business, Integra Telecom, and Qwest Communications) Integra can provide 10M/10M or 12M/12M via dedicated T1s to the I-94 business Park. These come with a service level agreement: guaranteeing speed, minimal latency, and minimal packet loss.
Survey:	Yes, available upon request
Environmental Assessment:	Yes, available upon request
Neighbors:	Anderson Trucking, Arctic Cat, Creative Memories, Goldleaf Plastics, New Flyer USA, and Fed Ex Ground.

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—41.307%
School—18.591%
County—51.565%
Other—2.447%
Total—113,910%
City Market Value Rate—.07067%
School Market Value Rate (ISD 742)—.011396%

Incentive Programs:

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

For more information please contact:

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