



# Ardent Mills

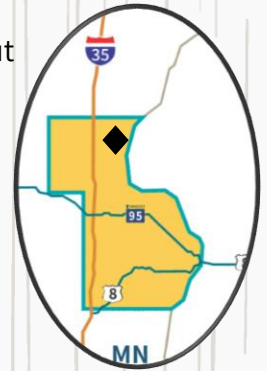
265 Bremer Ave S.  
Rush City, MN 55069

## Property Facts:

- ✓ Acreage: 5.7 Acres (Multiple Parcels)
- ✓ Building Size: 51,805 sq ft
- ✓ Zoning: I-1 Light Industrial
- ✓ Built: 1937 w/numerous expansions
- ✓ Former Use: Flour/Grain Processing Mill
- ✓ Power: Heavy
- ✓ Clear Height: Varies Throughout

**Price is Negotiable.**

**Contact Information:** Andy Lubinski  
952.924.4872  
andy.lubinski@cbre.com



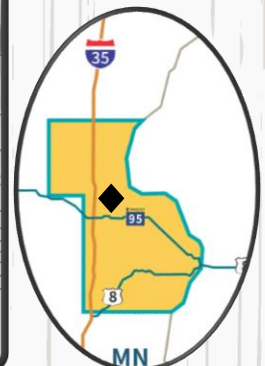
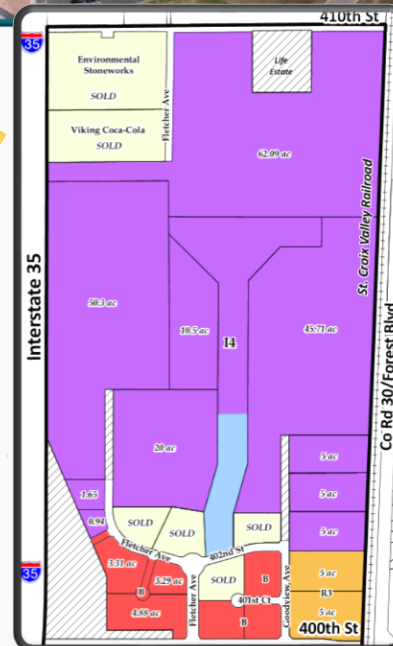
# North Branch Industrial Park

Co. Rd. 30 & 400<sup>th</sup> Street  
North Branch, MN 55056

## Property Facts:

- ✓ 200 Acres Located in an Opportunity Zone
- ✓ Sites from 1 – 82 Acres Available
- ✓ Ideal for:
  - Assembly/Manufacturing/Distribution
- ✓ Certified Shovel Ready for Immediate Development
- ✓ Excellent Access & Visibility on I-35
- ✓ Located 45 Minutes North of Twin Cities
- ✓ Ponding and Utilities in place
- ✓ Electric: Xcel Energy
- ✓ Gas: MN Power Resources
- ✓ Water/Sewer: City of North Branch
- ✓ Telecommunications:
  - Midco & CenturyLink
- ✓ Potential for Rail Service

**Contact:**  
Renea Fry  
North Branch City Admin.  
651.674.8113  
renaef@ci.north-branch.mn.us



# Interstate Fuel & Energy

15xx S. Frandsen Ave  
Rush City, MN 55069

## Property Facts:

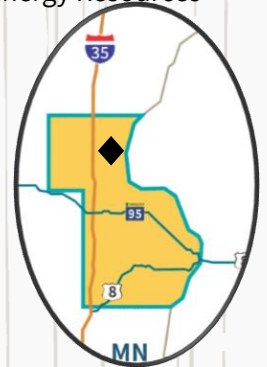
- ✓ 58 Acres
- ✓ 3,000ft Rail Spur w/permitted 5 additional spur tracks
- ✓ Strong industrial location to accommodate both local and regional distribution
- ✓ CR 30 Frontage, Easy Access to I-35
- ✓ Intended use: Business/Commercial/Industrial



- ✓ 2 miles from Rush City Airport
- ✓ Potential for Rail Service
- ✓ Electric (3 Phase): East Central Energy
- ✓ Gas (2inch/50psi): Minnesota Energy Resources
- ✓ Water/Sewer: Well/Septic (future city hookup)
- ✓ Telecommunications: Midco & CenturyLink

**Sale Price: \$2.2 Million**

**Contact Information:** Bill Frothinger  
763.432.6552  
bill@iepholdings.com



## **Contact Information:**

Amy Mell – Rush City Administrator  
320.358.4743  
amell@ci.rush-city.mn.us

# Rush City Industrial Land

1305 S Bremer Ave Rush City, MN 55069

## Property Facts:

- ✓ 27 Acres/Divisible Property
- ✓ CR 30 Frontage, Easy Access to I-35
- ✓ Intended use: Business/Commercial/Industrial
- ✓ 2 miles from Rush City Airport
- ✓ Potential for Rail Service
- ✓ Electric (3 Phase): East Central Energy
- ✓ Gas (2inch/50psi): Minnesota Energy Resources
- ✓ Water/Sewer: Well/Septic (future city hookup)
- ✓ Telecommunications: Midco & CenturyLink

**Price is Negotiable**

