



# CHISAGO COUNTY

## HRA-EDA

*A Natural Resource for Business*

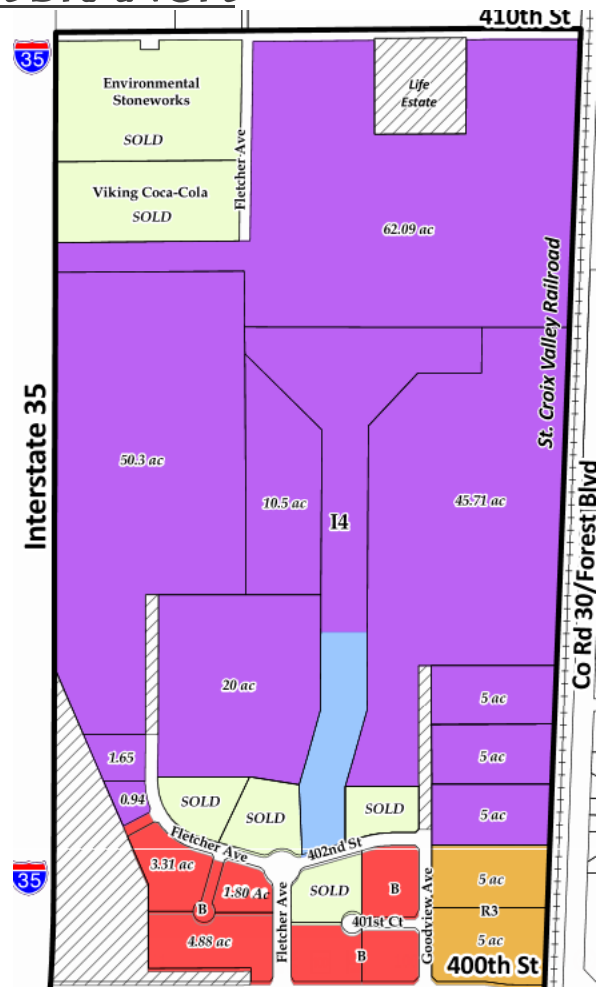
### CITY OF NORTH BRANCH

#### Interstate Business Park

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

#### PROPERTY FEATURES:

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



#### AVAILABLE AREA:

• 1-82 Acre Sites, 232 Acres Total

#### PRICE:

- Cost: Negotiable
- Finance Incentive Programs Available
- Opportunity Zone

