

Building Size	25,196 SF – Total 17,996 SF – Office 7,200 SF – Unfinished/Warehouse or Office
Site Size	2.99 Acres
Lot	Fully Paved
Year Built	2006
Construction	Masonry
Clear Height	16' 5"
Tenancy	Will be vacant upon purchase
Divisible Space	7,200 SF unfinished space has demising wall and utilities; could be leased under multi-tenant scenario
Parking	80 stalls; Room to expand for 30 more stalls
2017 RE. Taxes	\$58,828
Sale Price	\$2,490,000



FOR MORE INFORMATION:

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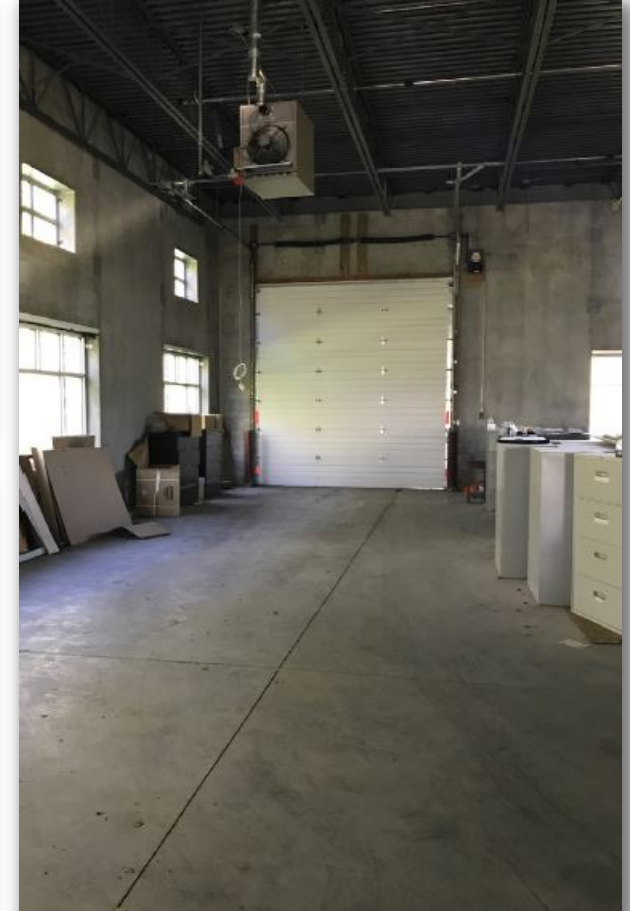
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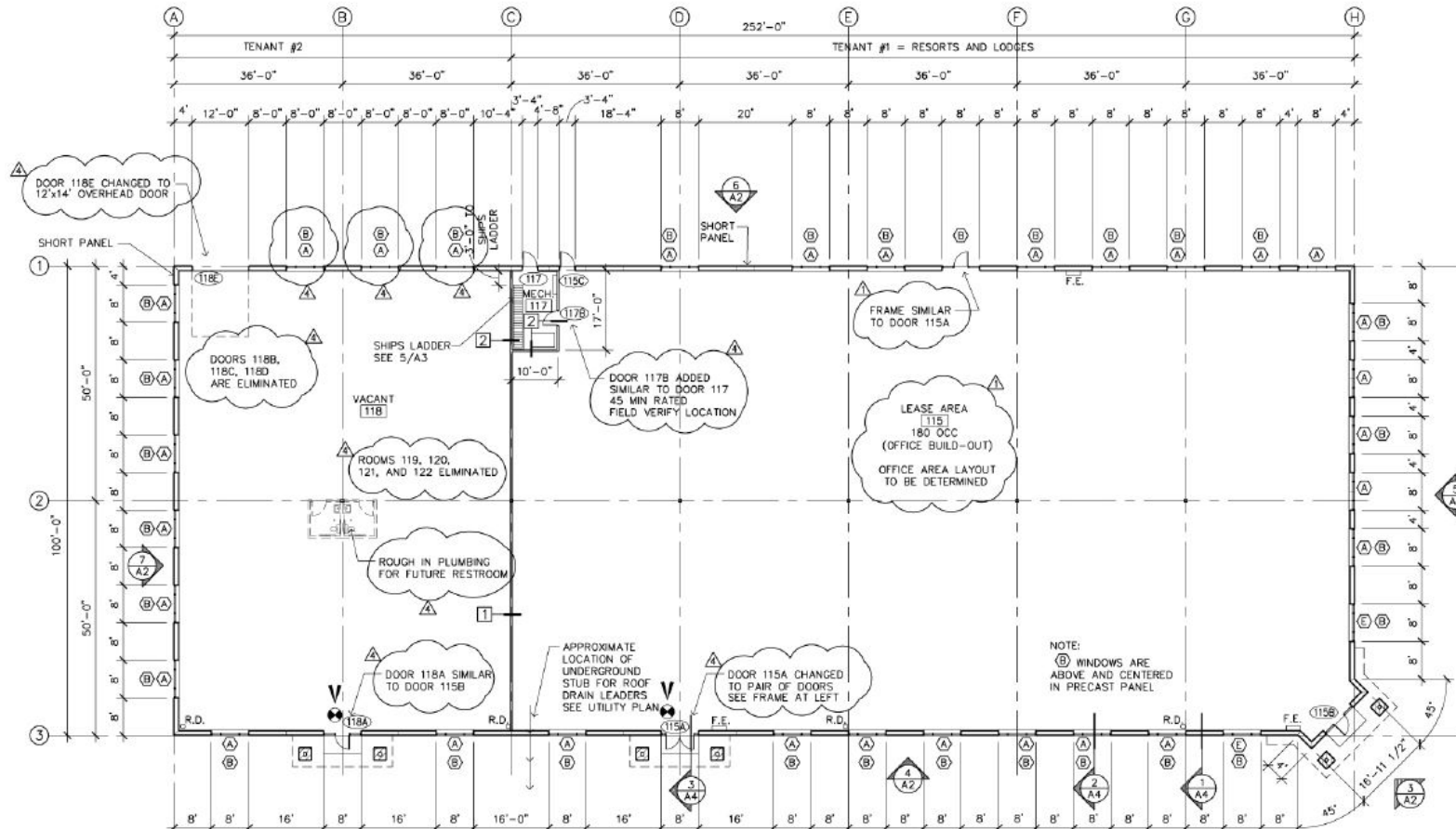
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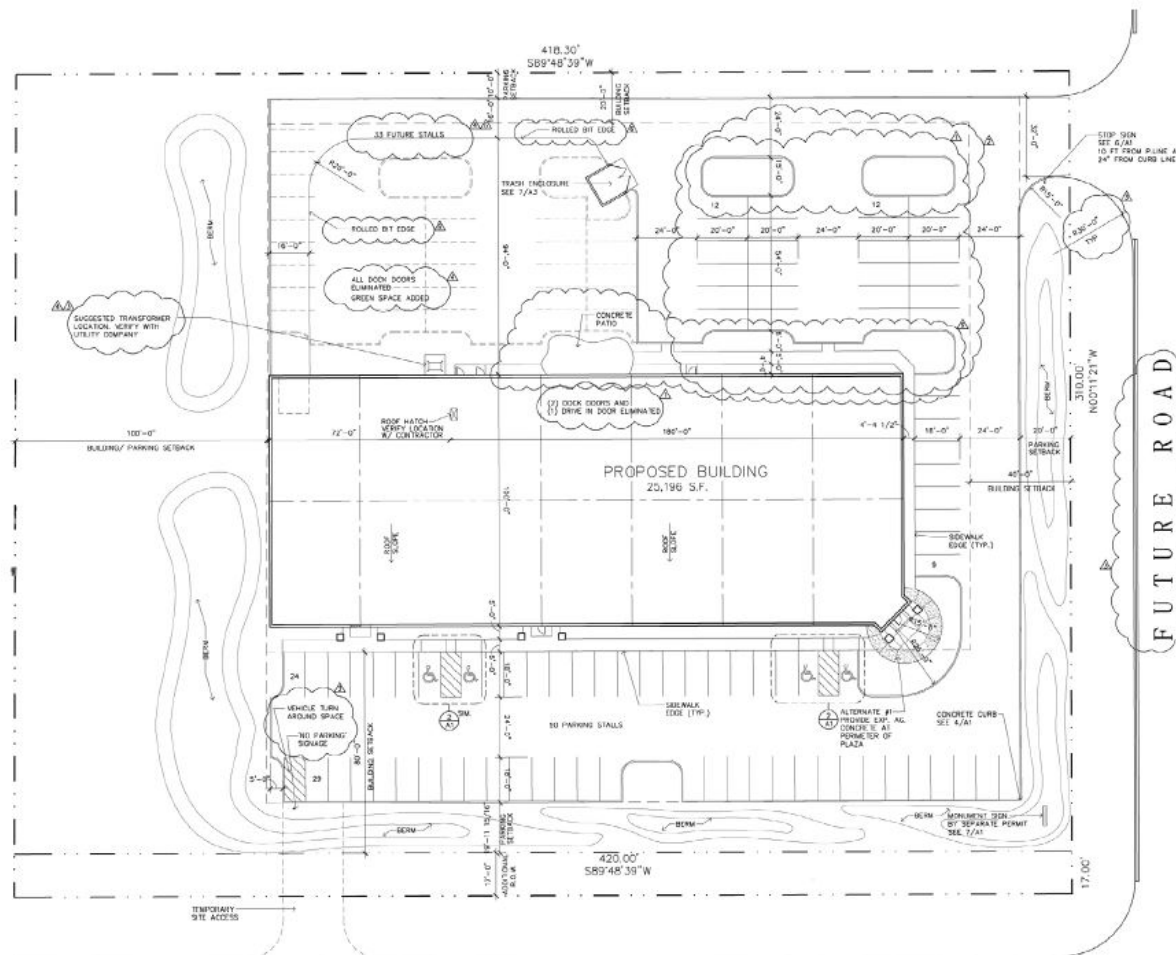
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Cottage Grove is location 10 miles south of St. Paul in Washington County. The city lies on the north bank of the Mississippi Rive, north of the confluence with the St. Croix River. Cottage Grove and nearby suburbs form the southeast portion of the Twin Cities metro area.

With easy access to a recently upgraded freeway system, two Class-1 rail lines, and within a 20 minute drive of the MSP International Airport, Cottage Grove has proven to be a successful location for companies such as 3M, Renewal by Andersen, and Up North Plastics.

Cottage Grove’s southeast metro location allows businesses here to draw from a labor pool of over 350,000 workers—including employees from the heart of the metro area as well as from nearby rural areas.

Cottage Grove is a growing community, with the population expected to rise to nearly 37,000 by 2020.

2016 Demographics

Population (5 year estimate)	34,897
Households (5 year estimate)	11,799
Average HH Size	2.9
Median Age	35.8
Median HH Income	\$82,469



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