

TRANSPORTATION

- Located within 1 mile of Highways 65 and 95, 13-miles to I-35 & 18 miles to Hwy 169.
- Roads & access—10 tons Opportunity Blvd & Hwy 95.
- Distance to nearest airport—3 miles to Cambridge Municipal Airport; 45 miles to St. Cloud Regional Airport; 45 miles to MSP International Airport.

SITE UTILITIES

- Electricity—7.2KV/12.4KV, 277/480
- Water—8 to 16 inch main.
- Sewer—8 to 27 inch gravity sewer main.
- Internet Access—wireless, DSL and dial-up.

UTILITY RATES

- WAC \$201.00 / Water Treatment Facility Fee \$901.00 / SAC \$2,273

WORKFORCE

- Total employment in Isanti County, 19,756
- Available workforce in Isanti County, 20,797

PROXIMITY TO TRAINING

- Anoka Ramsey Community College Cambridge Campus
- Pine Technical College, 35 miles

COMMUNICATION

- Telecommunications & internet providers. Qwest, Northstar Access, Genesis Wireless & Midcontinent Communications

POPULATION

- Cambridge : 8,222 (2013 Census)

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Fast Facts

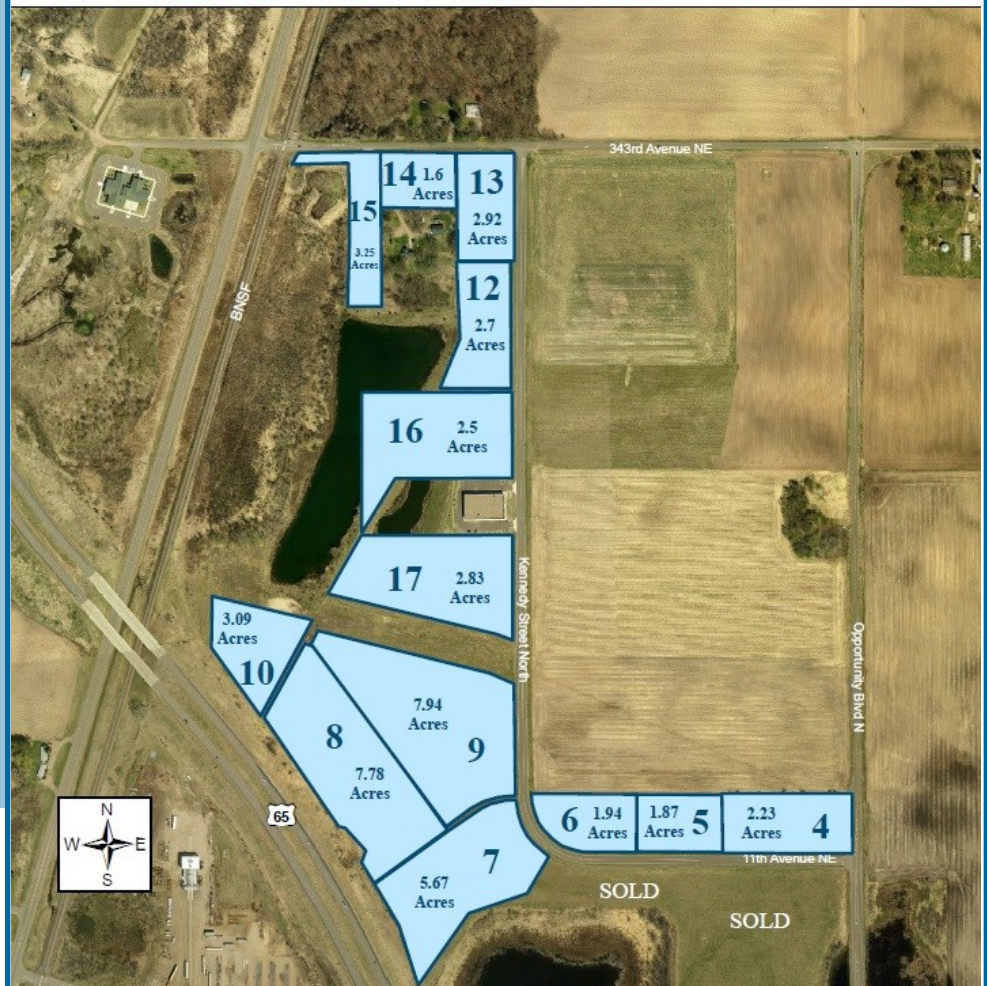
GENERAL INFORMATION

- ◇ The Cambridge Opportunity Industrial Park consist of 109 acres with over 46 buildable acres of, level stable, sandy soil conditions **certified shovel ready**
- ◇ Ten lots available ranging from 1.4 acres up to 24.4 acres. Lots may be combined or divided to suit individual needs.
- ◇ The Cost of land is \$1.00 with approved development agreement including infrastructure on site and regional storm water detention ponds.
- ◇ The Cambridge Economic Development Authority offers a number of financial incentive programs to assist with business start-ups, expansions and relocations including Job Creation Fund, TIF, tax abatement, low interest loans, land cost write-down and others.
- ◇ Fully redundant utilities
- ◇ Fire Insurance Rating, 4.



Cambridge Opportunity Industrial Park

Cambridge, MN



CURRENT MAJOR PRODUCTS/SERVICES

- ◇ Plastics, custom fabricated tanks, ATV, RV & vehicle parts, precision machining, grain handling equipment, testing labs, medical devices, food products & electronic equipment, printing and related activities