Cambridge is conveniently located 1 hour from Minneapolis / St Paul

Cambridge Opportunity Industrial Park is State Certified Shovel Ready.
Sites in Opportunity Industrial Park have planning, zoning, surveys, title work, environmental studies, soils analysis, public infrastructure and engineering work completed.

Southeast Industrial Park is located in a qualified Federal Opportunity Zone.

**CAMBRIDGE OFFERS**

**Skilled Workforce Development**

Anoka Ramsey Community College
- ARCC is located in Cambridge
- Offers the **lowest tuition** in Minnesota
- Fully accredited by the member of higher learning commission
- Offers 14 Associate Degree programs, numerous Certificate programs and **customized training** for businesses
- Works closely with the North Metro Medical Device Industry to **develop programs in biomedical technology** and clinical research

Pine Technical College
- Works closely with Cambridge Manufacturers on a variety of training programs
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| Skilled Workforce Development    | **Cambridge-Isanti School System**  
- Serves nearly 5,000 students  
- Ranked among the **top 10% in the state** for graduation rates  
- One of few High Schools in the nation to offer a (NATEF) National Automotive Technicians Education Foundation Program  
- Widely recognized **technical training programs** in welding, computer science and automotive mechanic provide a ready pool of skilled graduates to local employers.  
- The 1,600 student high school partners with local manufacturers on career readiness and technical education training programs. The school is a National model for cooperative education.  
- Requires completion of computer education for graduation |
| Area Workforce                   | **87,000 within Cambridge area**                                                                                                                                                                                   |
| Available Land                   | **46 Acres Certified “Shovel Ready”**  
- $1 lots for qualified companies  
- No assessments  
- Redundant utilities                                                                                                                                 |
| Zoning                           | **I-1 & I-2**                                                                                                                                                                                                       |
| Available Building Space         | **142,745 SF Facility**  
- 3 bays- 16’ to 30’ clearance height  
- 6 private offices  
- 3 conference rooms  
- Shop with additional 9 private offices  
- 3 dock doors  
- 1 drive in door  
- 1200 Amps, 480 volt, 3-phase electric  
- Compressed air & smoke collectors throughout  
- 7.72 Acres                                                                                                                                 |
| Electric & Gas                   | **East Central Electric**  
- CenterPoint Energy  
- CAIDI = ASA mã = 99.99% (2018)  
- Electric: Demand Charge - contact ECE  
  - Energy Charge - contact ECE  
- Natural Gas: Commercial energy/demand charge is based on the per therm charge that changes each month. Currently $0.52 per therm July 2019  
- 6” line on site, 7000 CFH, 55 PSI                                                                                                                                 |
<p>| Economic Development Authority   | Excellent collaboration with City Council, EDA, Chamber of Commerce, Anoka Ramsey Community College, Anoka Tech &amp; Pine Tech                                                                                                                                 |</p>
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| Water & Wastewater       | • Water - 5,000,000 GPD Capacity  
                          • Wastewater - 4,175,377 GPD Capacity                                                                                                           |
| Broadband Internet       | • Midco-up to 1 Gbps downloads, up to 20 Mbps uploads  
                          • Century Link - 20M upstream, 2 M downstream                                                                                                  |
| Transportation           | • State Highway 65 - 4 lane to the South & 2 lane to the North  
                          • State Highway 95 - 2 lane East & West  
                          • I-35 - 4 lane is 13 miles East  
                          • State HWY 169 - 4 lane is 17 miles West  
                          • Duluth Seaway Port is ~100 miles  
                          • St Paul Intermodal Facility BNSF ~41 miles  
                          • BNSF main line has service in Cambridge                                                                                                      |
| Sales & Use Tax          | • 7.875% (State 6.875% + County %.5 + City %.5 + Special %0)                                                                                       |
| Corporate Tax            | • Corporate income tax is 9.8%  
                          • Minnesota’s TEBTR is 4.5%                                                                                                                      |
| Taxable Property         | • Land & Buildings are taxable. No property tax on machinery or equipment                                                                           |
| Industry Cluster         | • Park Manufacturing  
                          • North Metro Saw  
                          • US Water Services  
                          • Team Industries  
                          • Arrow Tank  
                          • Schagel  
                          • Cortec Thin Films  
                          • Ritz Machine Works USA  
                          • Lares Corp  
                          • Van Pro                                                                                                                                         |
| Community Amenities      | • 18 Parks, trails  
                          • Regional Ball Park (softball, baseball, soccer)  
                          • Art, movies, music, disc golf, pickleball, yoga  
                          • Fishing Pier  
                          • Refrigerated ice sheets  
                          • Excellent school system                                                                                                                        |
| Inventory Tax            | • Exempt                                                                                                                                         |
What the Community Says:

“Love the small town feel and the people.”

“Love the commitment to improving our City.”

“This is a kid friendly and safe community.”

“Main Street and Downtown Shops are amazing.”

“Our parks are second to none.”

Cambridge is a charming and vibrant town known as a County Seat. We are a hub for activity with opportunities for tax credit incentives for new businesses in our industrial park. Located only 1 hour from Minneapolis and Saint Paul, our location is ideal. We offer a small town feel, but have the large shops at our fingertips too! Contact our Economic Development staff to discuss your opportunity.

www.opportunitycommunity.com