

# INTERSTATE BUSINESS PARK

## North Branch, MN



### Interstate Business Park

Industrial and Commercial  
Sites Available

#### SITE BOUNDARY MAP



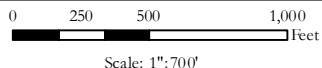
ShovelReady



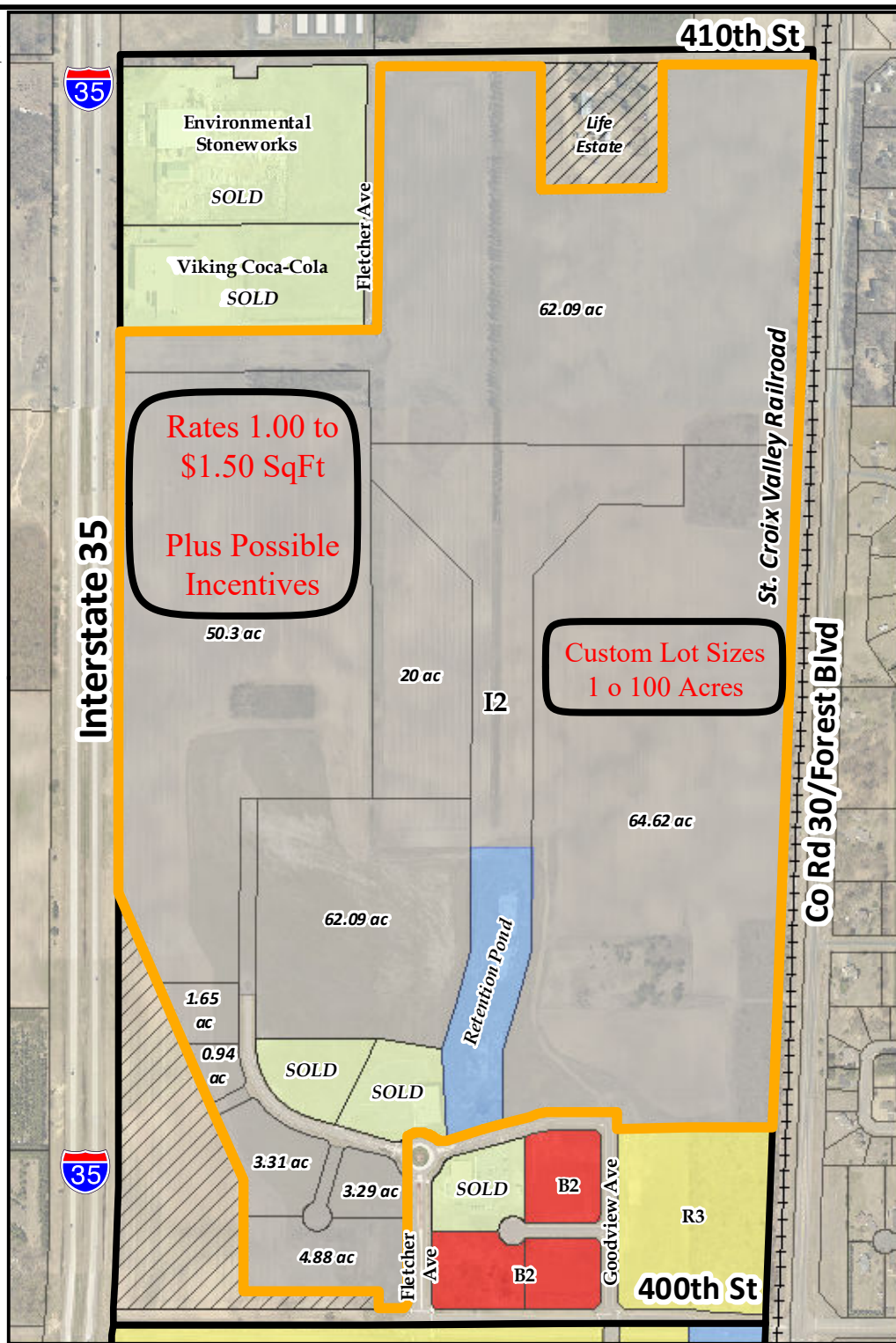
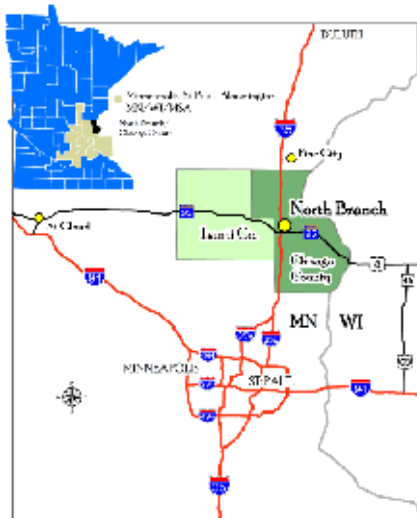
Industrial Park Boundary



Life Estate



- Ready for Immediate Development
- Great access and visibility to I35
- Potential for Rail Service
- 240+ Acres Available
- Located 30 Minutes north of the Twin Cities
- Employers Include:
  - \* Andersen Corporation (180 emp)
  - \* Branch Manufacturing (72 emp)
  - \* Zinpro (62 emp)
  - \* Wisconsin Coil Spring (56 emp)



### CITY OF NORTH BRANCH

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### CONTACT INFORMATION

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# NORTH BRANCH IS SHOVEL READY

## Interstate Business Park

North Branch, Minnesota

### A Certified Development Site Ready for *Your* Next Project!

#### Interstate Business Park has for you:

- 250+ acres certified as Minnesota's largest Shovel Ready site; great soils
- Sites ranging from 5 to 200 acres; easily subdivided
- Access to St. Croix Valley rail system
- Only 30 minutes north of Twin Cities
- Adjacent to I-35 with convenient access to MN TH 95, connecting this site to the metropolitan areas of Minneapolis and St. Paul, central and northern Minnesota, and western Wisconsin
- Industrial zoning
- Industrial park businesses include Andersen Windows, Viking Coca-Cola, Environmental Stone
- Water, sewer, high-speed internet available
- Tax Increment Financing for qualified businesses



The City of North Branch has been great to work with. They have acted as true partners in our planning, joining with us to solve problems. Family Pathways is very much looking forward to a long relationship with North Branch!

*Rich Smith, Executive Director, Family Pathways*



#### All Tracts are Opportunity Zone Approved!

**Designed to spur economic development by providing tax benefits to investors through tax deferments and QOF Benefits.**

**2017 Tax Cuts and Jobs Act (IRS)**

**For more information on the City of North Branch Shovel Ready Site,**



**Bob Boyce – Agent/Broker**  
**Realty Executives**  
**651-248-3498 (Call or Text)**  
**faxbob@gmail.com**

