

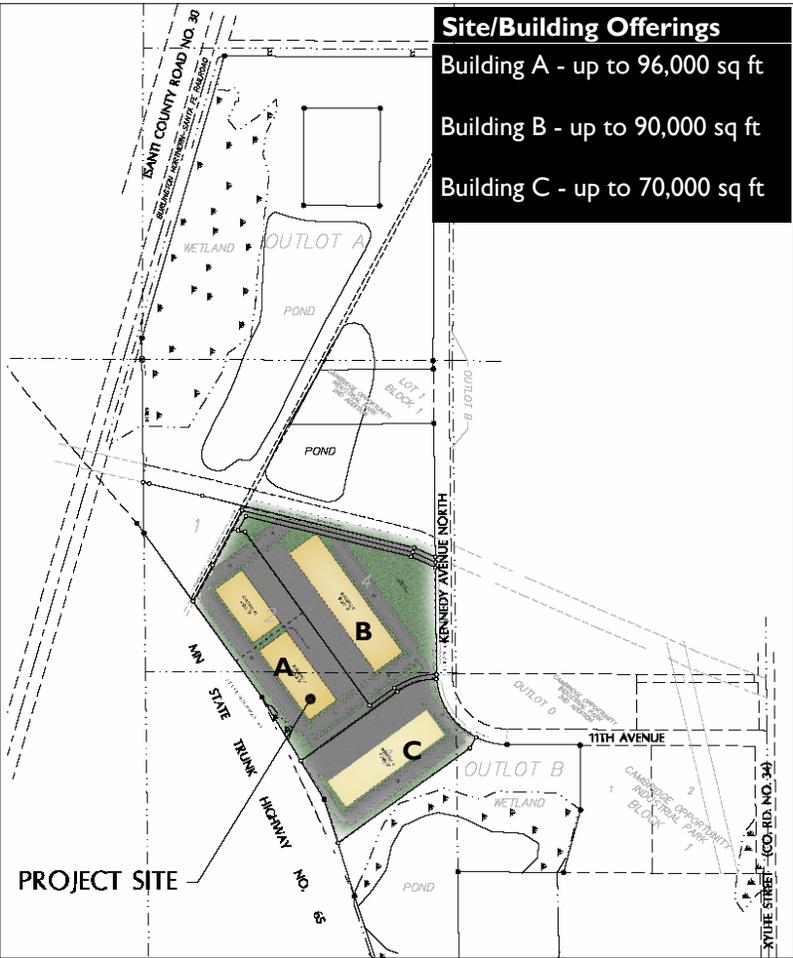
New Manufacturing/Warehouse Development

Cambridge Opportunity Business Center

Cambridge, Minnesota



Cambridge Opportunity Business Center



Project Overview

Anderson Development is pleased to introduce Cambridge Opportunity Business Center, located in one of Minnesota's newest and most "development ready" industrial parks in the city of Cambridge, Minnesota.

The Project is planned as a multi-phased industrial center comprising over 250,000 square feet of industrial buildings when complete. Plat and site plan approvals for Phase I were completed in 2006, and the site is ready for building construction to begin in early 2007.

About the Project

The multi-phase site development plan offers the option for industrial users to select one of three primary site locations. Building Site A has received city approvals for construction of up to 96,000 sq ft, offering the latest in industrial building design, efficiency and function. Twenty-four (24) foot interior clear heights, ample drive-in and dock loading, and 32X40 foot bay dimensions will offer industrial and manufacturing companies flexibility and adaptability for changing space demands.

The buildings will suit small or large, single or multi-tenant requirements, and can be designed to accommodate specific tenant requirements prior to construction.

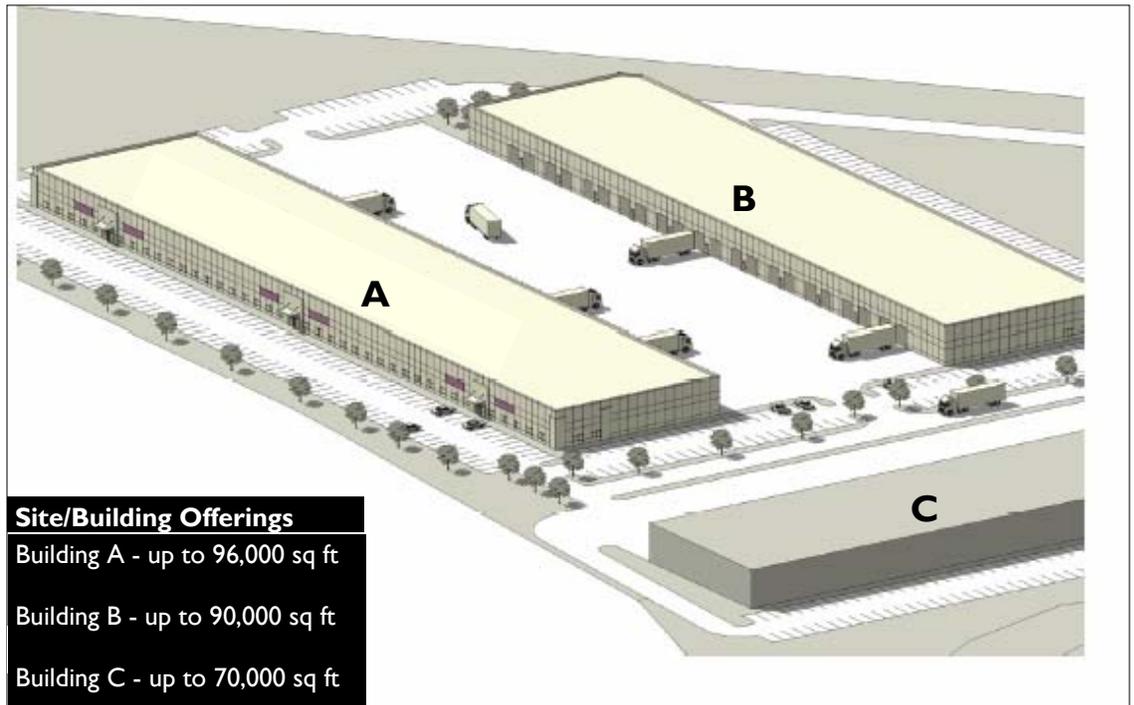
About the City of Cambridge

Located just 40 miles north of the Minneapolis Hwy 694 beltway, Cambridge is situated as a regional commercial center located minutes west of US Interstate 35 and minutes east of State Hwy 169, on State Hwy 95/65. Cambridge offers ample skilled labor, competitive tax and utility rates, a regional medical center (Cambridge Allina Hospital) and excellent K-12m and post secondary educational opportunities.



Project Features:

- Up to 256,000 square feet of new construction on 20+ acres.
- Plat and Site Plan Approvals complete.
- Flexibility to accommodate both small and large users.
- Lease and ownership options available.
- Specific terms and rates based on facility/tenant requirements.
- TIF, Tax Abatement or JOBZ incentives available through the City of Cambridge
- Ample and competitively priced infrastructure and energy capacity available.
- Minnesota State Highway 65 access and visibility.
- Loan programs available for job creation and/or equipment through City, State or Regional Partners



For more information, please contact:

Greg Anderson
President/Owner
Anderson Development
952.927.5400
ganderson@anderson-builders.com



4220 Park Glen Road
St. Louis Park, MN 55416
Phone: 952-927-5400
Fax: 952-927-5444
Website: www.anderson-builders.com

Anderson Development is a real estate investment and development company offering client's build-to-suit, turnkey or lease-to-own facilities. We strive to provide superior real estate development, engineering and construction solutions that result in high-quality, cost effective facilities for our client's through a single-source of accountability.