

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—2 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: 20,129
- ◇ Available workforce in Isanti County: 22,077

PROXIMITY TO TRAINING

- ◇ Anoka Ramsey Community College Cambridge Campus
- ◇ Pine Technical College: 35 miles

COMMUNICATION

- ◇ Telecommunications & internet providers: Qwest, Northstar Access, Genesis Wireless & East Central Energy
- ◇ Cambridge is e-commerce certified.

POPULATION

- ◇ Cambridge : 8,111 2010 Census
- ◇ Isanti County: 37,816 2010 Census
- ◇ Region 7E: 160,479

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Fast Facts

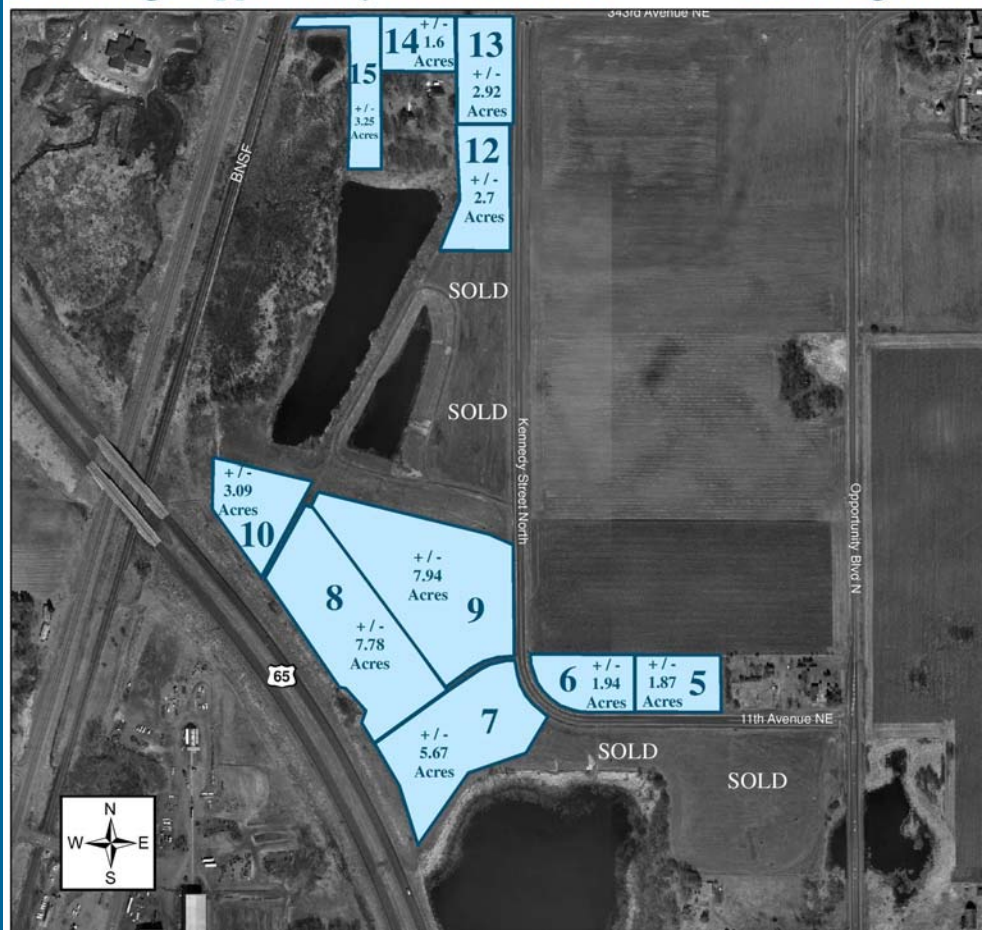
GENERAL INFORMATION

- ◇ The Cambridge Opportunity Industrial Park consist of 107 acres with 39 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 JOBZ, TIF, tax abatement, low interest loans, land cost write-down and others.
- ◇ Fully redundant utilities
- ◇ Fire Insurance Rating: 6.



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