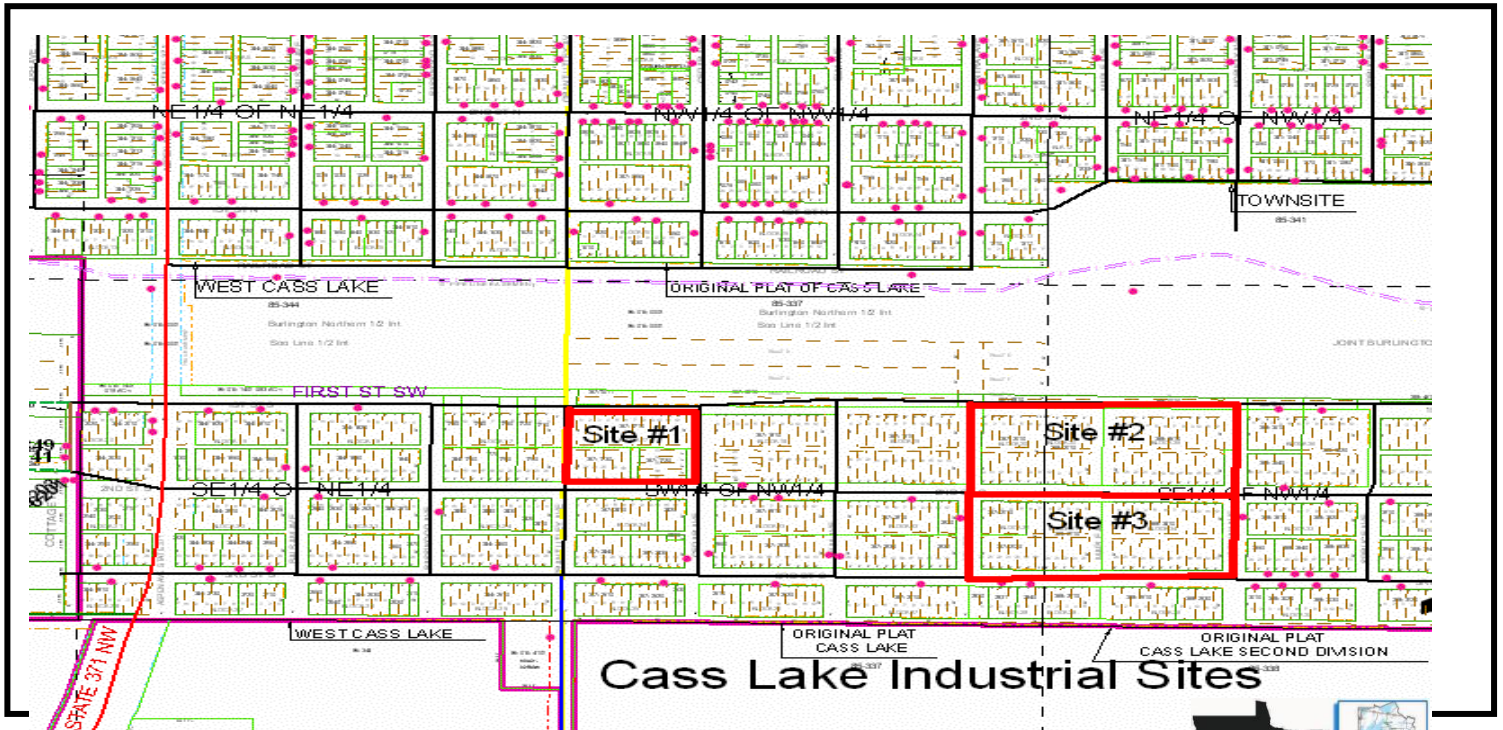


Cass Lake Industrial Sites



Sites available

- #1 - 4 contiguous lots (3 acres total)
- #2 -- 3 contiguous lots (4.9 acres total)
- #3 - 4 contiguous lots (3.95 acres total)
- Lots prices @ \$100 per lot, negotiable with job creation in 2 years
- Zoning: Light industrial/commercial

Infrastructure Available

- City water - 50 psi, 8" sewer main to 3 pond system with 50% capacity
- Natural gas from Northwest Gas, 60 lb. pressure
- (Northwest Gas will supply meters and set up without cost)
- 3 Phase power from Ottertail Power with ample capacity
- Telecommunications from Arvig Communication Systems

Location

- Lots located just east of State Highway #371 with full accessibility
- Sites #1 and #2 are adjacent to Burlington Northern Railroad
- Qualified workforce for average production wage of \$9 per hour

**The Time to Succeed is Now!
and Financing is Available.**

Our Small Business Development Center assistance includes loan packaging with structured business and marketing plans, month-by-month cash flow projections, collateral analysis, and loan structuring including use of public funds and incentives.

Cass Lake Highlights

Business: Home of Cass Forest Products

Education: Thriving K-12 school system

Healthcare: Medical clinic and hospital

Recreation: wide variety of outdoor recreation - biking, fishing & more!

Cass County boasts 3rd lowest county Effective Tax Rate for 2010

Start a business, move your company or expand now to the city of Cass Lake.
Visit www.co.cass.mn.us/edc or call 218.947.7522 to find out how.

The Cass County Economic Development Corporation (EDC) is a community, non-profit corporation providing confidential assistance to businesses wanting to start-up, locate or expand to Cass County, Minnesota.

