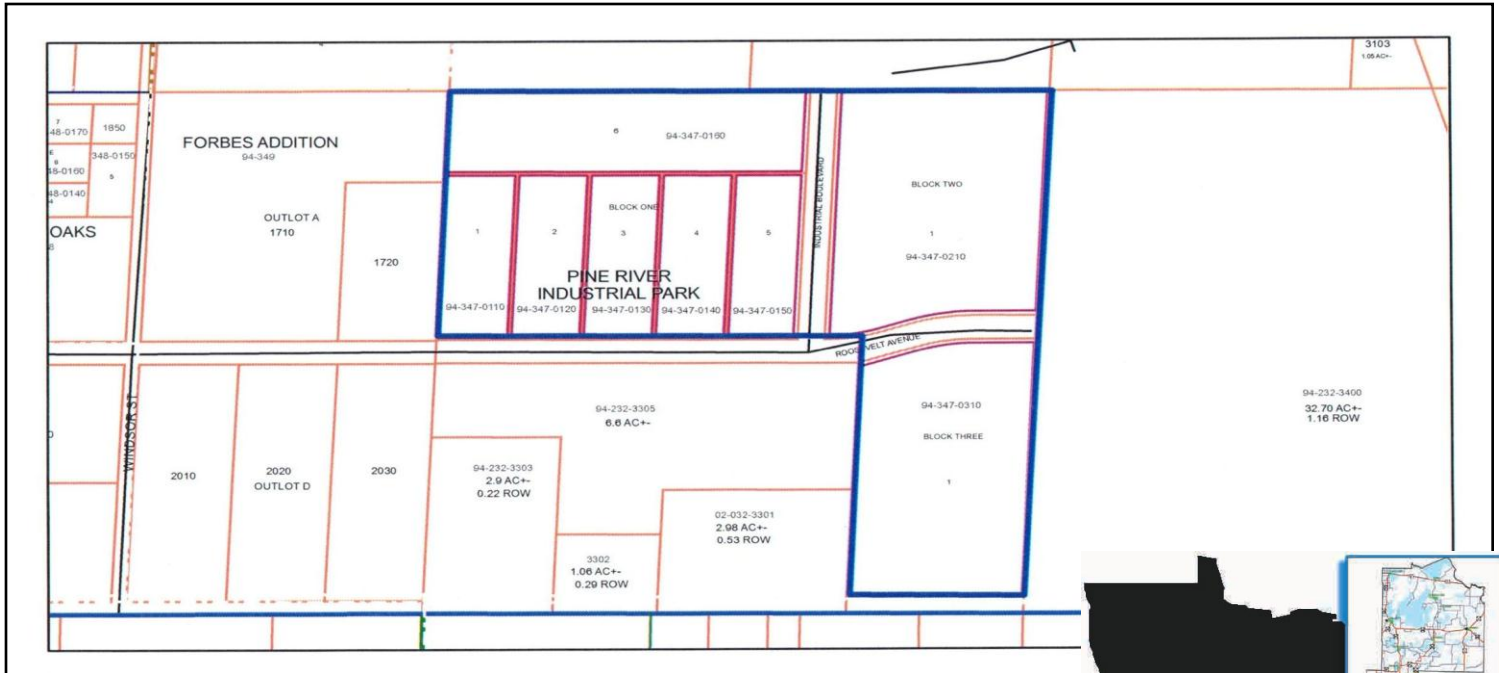


# Pine River Industrial Park



## Industrial Park Infrastructure

- 6 lots available from 1.7 to 3.16 acres each
- Lot prices negotiable
- Zoning: Commercial/Industrial
- 3 phase power from Minnesota Power
- Telecommunications from TDS Telecom
- Road design: 5 ton road to 9 ton county road #1
- City water at 52 psi and sewer at 8"

**Qualified Workforce:** available at \$10/hour rate

**Low commercial and industrial tax rate**

Established Pine River manufacturing businesses include:

- Trussworthy Components, Inc.
- Down to Earth Furniture
- Universal Templates
- Hunt Utility Group

## Pine River Community Highlights

**Education:** thriving K-12 school system

**Health Care:** major medical clinic, as well as dental and eye care providers

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

**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.



**Start a business, move your company or expand now to the city of Pine River. Visit [www.co.cass.mn.us/edc](http://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.

PO Box 142, Backus, MN 56435