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| Zoning: | Industrial |
| Topography: | Flat |
| Setting: | Industrial Park |
| Within City Limits: | Yes |
| Site Dimensions: | 2, 789 x 4,000 |
| Specialty Features: | Opportunity Zone |
| Sale Price: | \$15,041,198.32 |
| Sale Price Note: | Willing to subdivide, price is \$1.52/ square ft |
| Last Updated: | May 28, 2025 |

Site Certification Information

Certified Site Status: Yes
Certified Site: [MN Shovel Ready](#)

Economic Development Contact

Nathan Sondrol
City of North Branch
6408 Elm St
North Branch, Minnesota 55056
(651) 277-5226 | nathans@ci.north-branch.mn.us

Property and Area Description

Outstanding Sites for Assembly, Manufacturing, or Distribution Sites
Available from 1-82 Acres Ready for Immediate Development
Excellent Freeway Access Offers 1 Mile Visibility on I-35
Located 30 Minutes North of the Twin Cities
Ponding and Utilities in Place
Potential for Rail Service - St. Croix Valley Railroad
City of North Branch Offers 22 Incentive Programs

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: TH 95 (1.00 mi.)
Nearest Interstate: I35 (0.00 mi.)
Ingress/Egress Notes: Direct access onto/off of CR 30.
Nearest Airport: Rush City Airport (14.00 mi.)
Nearest Commercial Airport: Minneapolis/St. Paul International (45.00 mi.)
Rail Served: Yes
Rail Served By: Other
Rail Type: Active
Rail Accessible: Yes
Rail Infrastructure in Place: Yes
Rail Contact: Justin Pearson
Rail Contact Phone: 701-566-1116
Rail Contact Email: Justin.Pearson@bnsf.com
Short Line Contact: Monique Hollands
Short Line Contact Phone: 218-281-4704 Ext. 4
Short Line Contact Email: mnnll@rrv.net

Utilities

Electric: East Central Energy
Natural Gas: Xcel Energy
Water: North Branch Water & Light
Sewer: City of North Branch
Telecommunications: Century Link

Property Images

