



Zoning:	Industrial, Industrial-Light, Manufacturing
Topography:	Level
Setting:	Industrial Park
Within City Limits:	Yes
Site Dimensions:	95,832
Specialty Features:	Opportunity Zone
Sale Price:	\$143,748
Sale Price Note:	\$1.50 per square foot
Last Updated:	Jan 30, 2024

Economic Development Contact

Alex Smith
City of Cambridge - Deputy City Administrator
(763) 689-3211 | asmith@ci.cambridge.mn.us

Realtor/Owner Contact

City of Cambridge
(763) 689-3211

Property and Area Description

Build ready site, flat sandy soil, 10 ton roads. Newer infrastructure, easy access to property from State Hwy 95 and State Hwy 65, and in an established Industrial Park.

Population

	37,306 10 Mile Radius	147,995 20 Mile Radius	623,444 30 Mile Radius
--	---------------------------------	----------------------------------	----------------------------------

Source: ESRI®, 2024

Households

	14,178 10 Mile Radius	55,005 20 Mile Radius	229,573 30 Mile Radius
--	---------------------------------	---------------------------------	----------------------------------

Source: ESRI®, 2024

Transportation

Nearest Highway: Hwy 95 (1.00 mi.)
Nearest Interstate: I-35 N (13.00 mi.)
Ingress/Egress Notes: Easy access to State Hwy 95 & State Hwy 65
Nearest Airport: Cambridge Municipal (3 mi.)
Nearest Commercial Airport: MSP (50 mi.)
Rail Served: No
Rail Served By: Other
Rail Accessible: Unknown
Rail Infrastructure in Place: No

Utilities

Electric: East Central Energy
Natural Gas: Minnegasco/Reliant Energy
Water: City of Cambridge
Sewer: City of Cambridge