



COTTAGE GROVE

logistics park



NorthPoint[™]
DEVELOPMENT



BGO

BUILD-TO-SUIT OPPORTUNITY 200,000 - 1,500,000 SF

±3.65M SF MASTER PLANNED DEVELOPMENT
COTTAGE GROVE, MN 55016

Fully Entitled

Utilities and Infrastructure in Place

BERMING & LANDSCAPING
to Screen Park

BUILDING 1
±282,225 SF
284' x 988'

BUILDING 2
±492,839 SF
520' x 936'

BUILDING 4
±493,000 SF
520' x 936'

BUILDING 6
290,000 SF
276' x 1,040'

BUILDING 8
±399,000 SF
470' x 836'

EXISTING BUILDINGS

CONCEPTUAL PIPELINE
DEVELOPMENT OPTIONS
AVAILABLE FOR BTS

BUILDING 3
±519,000 SF
520' x 988'

BUILDING 5
±519,000 SF
520' x 988'

BUILDING 6
258,000 SF
276' x 936'

BUILDING 9
±393,000 SF
470' x 836'

100th St S

Ideal Ave S

LAND AVAILABLE FOR BTS

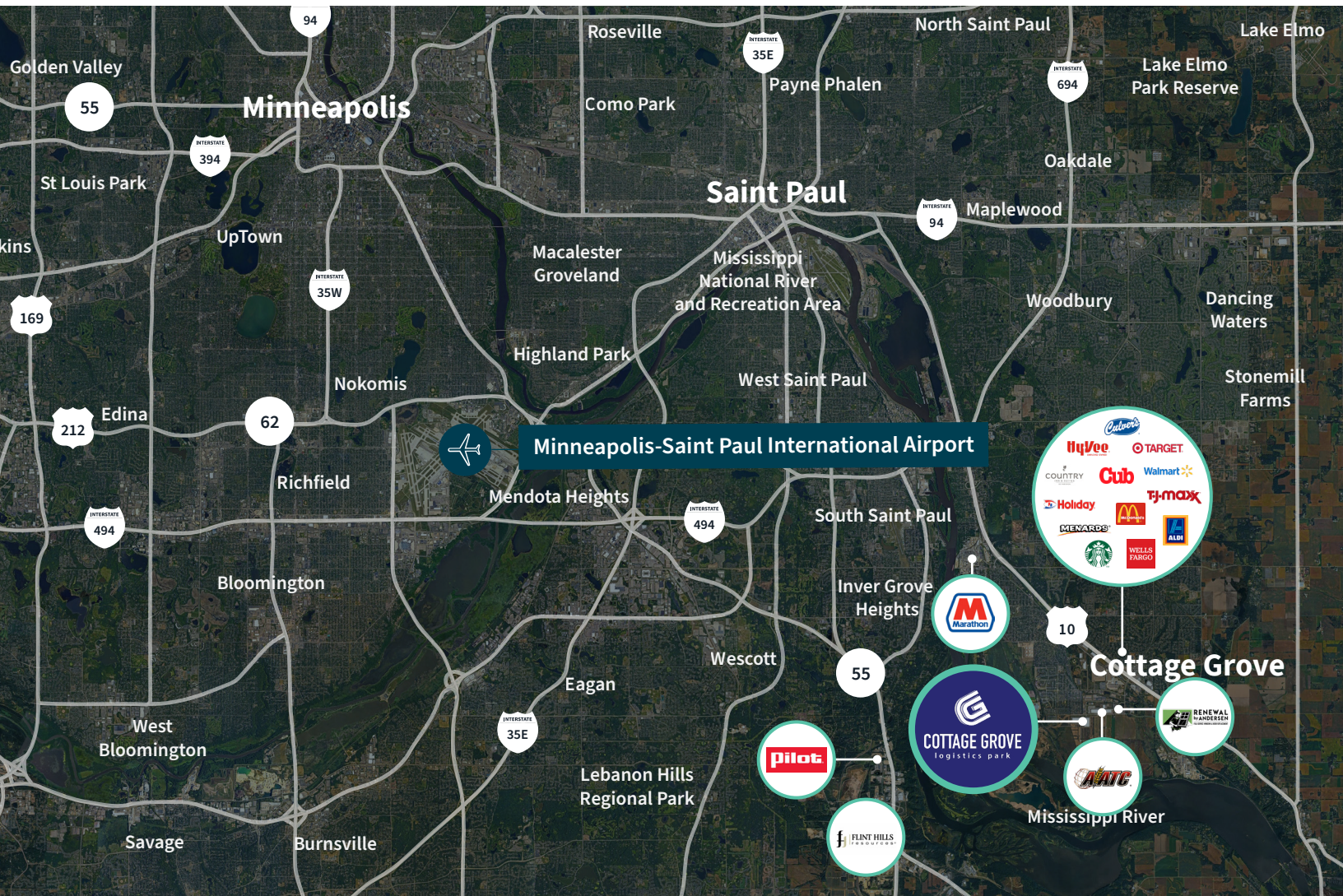
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LOCATION



SITE ADVANTAGES



QUALITY

Above - market building specs with superior facility upgrades



CLASS A

State-of-the-art distribution center with generous TI packages



ACCESS

Direct access to US Highway 61



LARGE

Labor market with participation higher than the national average at 74%



PROXIMITY

To MSP INT'L Airport and expressways

30 MIN

to Downtown Minneapolis

20 MIN

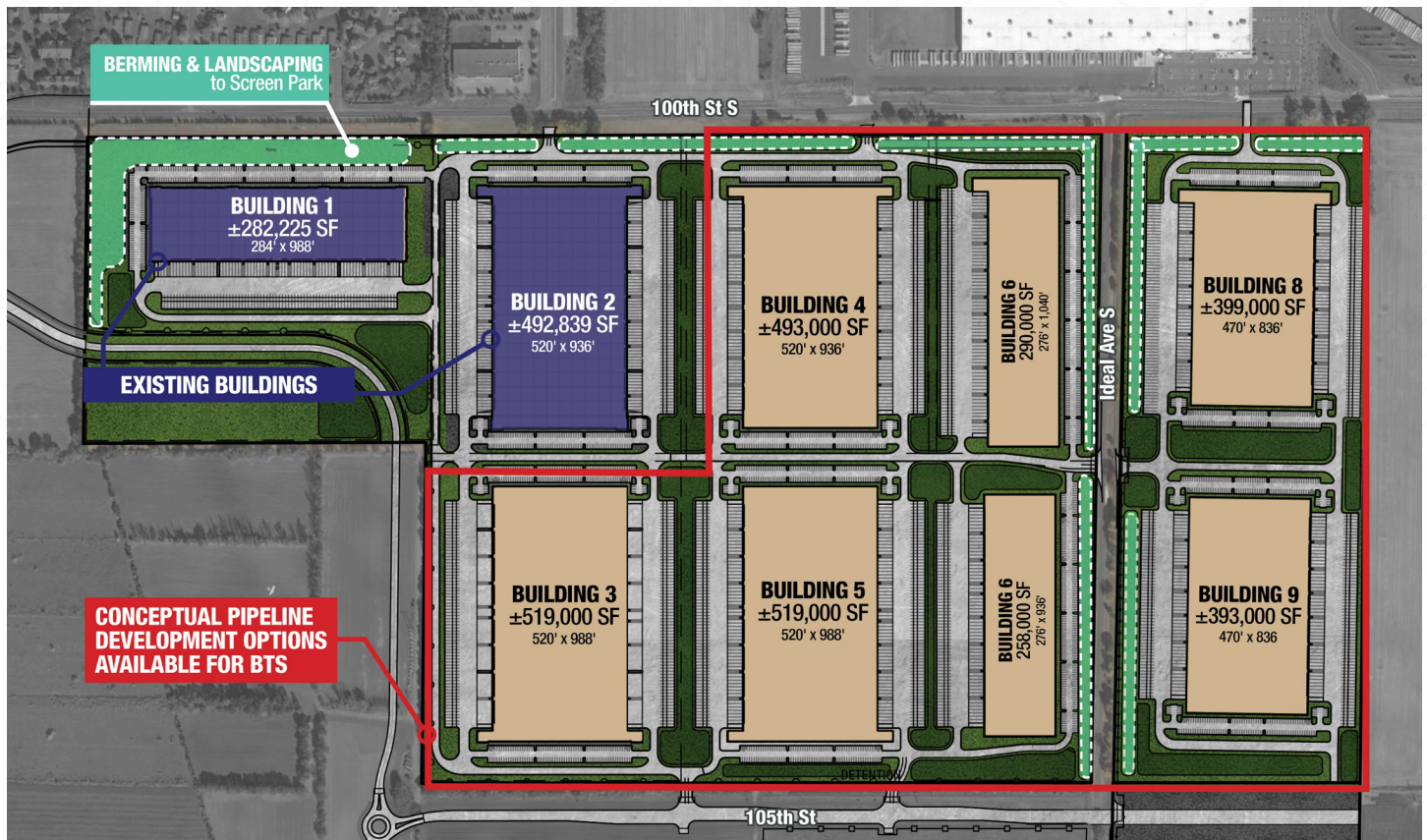
to Saint Paul

20 MIN

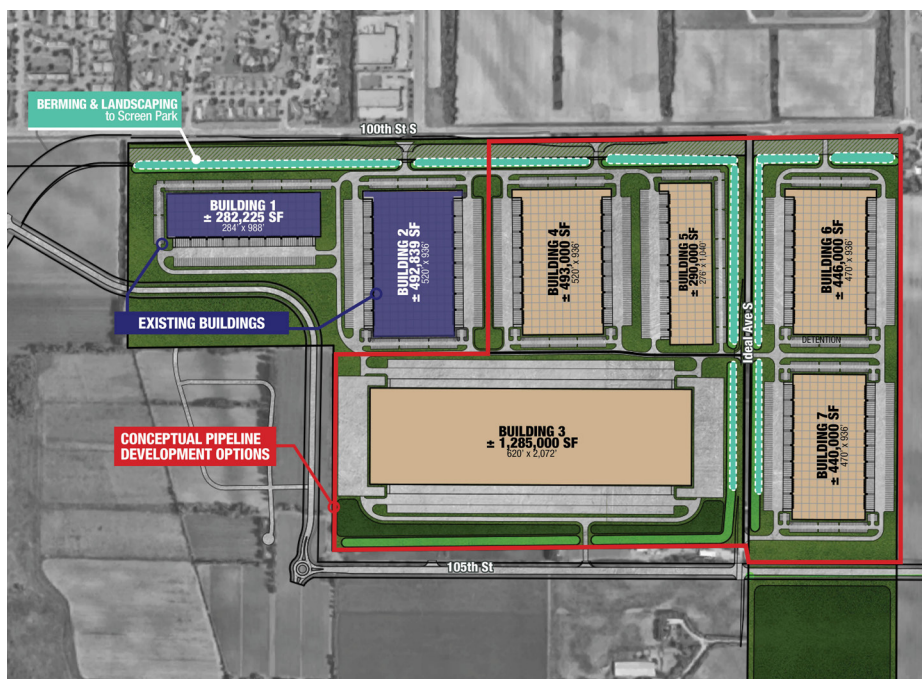
To Minneapolis-Saint Paul International Airport

MASTER PLANNED DEVELOPMENT

BTS OPTIONS FROM 200,000 - 1,500,000 SF



ALTERNATE DEVELOPMENT OPTION - ULTIMATE FLEXIBILITY TO MEET USERS' NEEDS



FLEXIBLE DEAL STRUCTURE

- BTS for Lease
- BTS for Sale
- Outright Land Sale

HIGHLY EXPERIENCED

Landlord and Developer with extensive in-house resources. Founded in 2012, NorthPoint has developed 150.2 MSF for tenants such as Chewy, Home Depot, Amazon, GE, Staples, Lowes, UPS, Adidas, Ford and General Motors.

CITY CONNECTIVITY

With partnerships with local jurisdictions and the city of Cottage Grove, all parties are aligned and are eager to break ground and expand the business park.

CONVENIENT ACCESS

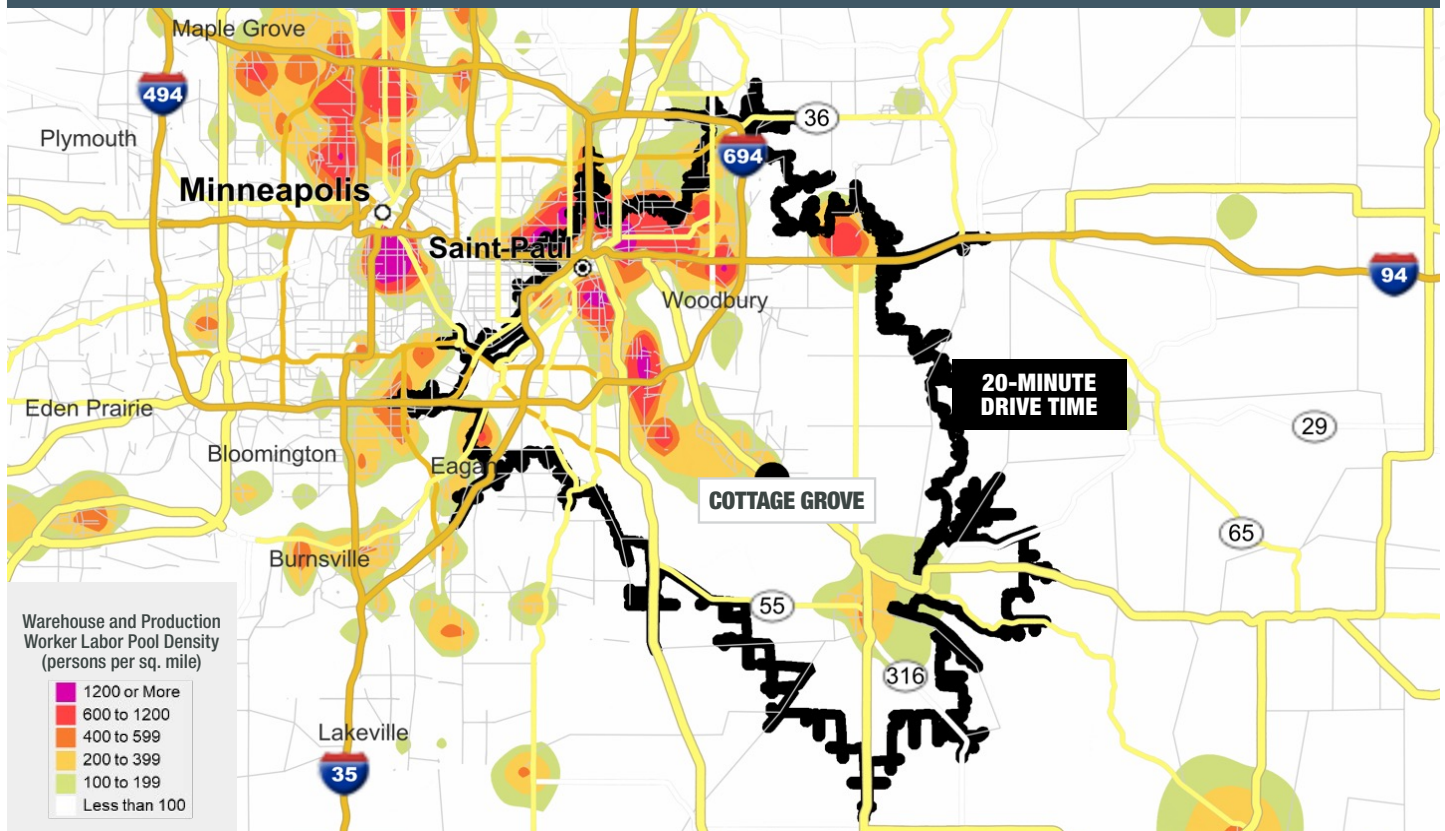
Immediate access to US Hwy 61. 13 minutes to I-494, 17 minutes to I-94.

INDUSTRIAL LABOR MARKET ASSESSMENT

COTTAGE GROVE V.S. ALTERNATIVES

Cottage Grove exhibits more favorable labor market conditions than metro alternatives. Within a 20-minute drive time, the warehouse and production worker labor pool is over three times larger than Lakeville and Shakopee and nearly 5.5 times the size of Rogers. Additionally, a captive workforce exists in Cottage Grove as 78% of residents (employed within goods producing industries) outbound commute to other portions of the metro.

WAREHOUSE AND PRODUCTION WORKER LABOR POOL DENSITY PEOPLE PER SQUARE MILE, 2026



COTTAGE GROVE LABOR MARKET ADVANTAGES

- Largest and most concentrated warehouse and production worker labor pool living within a 20-minute drive time;
- Lower household income adds greater applicant appeal to hourly wages;
- No union elections within area manufacturing or distribution center operations; and
- Net supply/demand surplus of over 700 individuals (living within a 5-mile radius) comprising the warehouse and production worker labor pool.

LOCATION	POPULATION TOTAL	WAREHOUSE AND PRODUCTION WORKER LABOR POOL ¹			MARCH 2026 UNEMPLOYMENT		AREA AFFLUENCE		BLUE COLLAR TOTAL UNDEREMPLOYED	PART-TIME COLLEGE STUDENT ENROLLMENT	TEAMSTERS UNION ELECTIONS 2020 TO 2025		AVERAGE HOURLY STARTING WAGE	
		TOTAL	CONCENTRATION V.S. U.S. = 1.0	NET SUPPLY/DEMAND BALANCE (5 MILES)	RATE	TOTAL	TOTAL	LESS THAN \$35K			TOTAL	% UNION WINS	FORKLIFT OPERATOR	MATERIALS HANDLER
Cottage Grove	451,919	26,451	0.6	706 Surplus	4.2%	10,412	\$96,884	18.2%	15,161	59,609	0	0%	\$23.31	\$19.33
Woodbury	518,962	26,039	0.5	1,915 Deficit	4.2%	11,777	\$99,272	17.7%	17,187	67,537	0	0%	\$23.35	\$19.36
Lakeville	292,322	7,837	0.2	1,237 Deficit	4.3%	7,243	\$112,866	12.5%	10,280	50,617	0	0%	\$23.32	\$19.34
Shakopee	498,585	10,513	0.2	4,044 Deficit	4.2%	12,092	\$113,699	14.2%	15,828	68,303	4	50%	\$23.37	\$19.39
Rogers	261,608	4,964	0.2	1,796 Deficit	4.1%	6,134	\$117,845	10.5%	8,526	64,485	2	100%	\$23.36	\$19.35
U.S. Average	--	--	1.0	--	4.3%	--	\$78,171	21.9%	--	--	--	--	\$20.83	\$17.13

¹ Warehouse and Production Worker Labor Pool Definition: Individuals represent the civilian population (ages 16+) with demographic characteristics best aligned with a typical hourly production worker profile (i.e., lower/moderate income, blue collar and mix of service sector occupational tendencies, high school educated).