

# PROGRESS PLUS

Urban-Alternative Space Available

BridgePoint Business Park is a recently constructed, state-of-the-art facility developed by Interstate Partners. The property features open warehouse, build-to-suit office and excess land able to accommodate an additional 210,000 SF of space.



For lease up to 20,800 square feet, minimum divisible 6,400 SF

Tax & CAM \$1.73 PSF (2013 payable)



## Site Details

- Location – 290 Bridgepoint Drive, South St. Paul, MN, near Concord Street, North of I-494
- Description – State-of-the-art office/warehouse facility
- Year Built – 2011
- Building Size – 126,111 square feet, 24' ceiling height
- Features – 2.5/1000 parking, 40'x40' column spacing, 6" slab on grade floor, dock-height and drive-in loading, and outside storage available
- Utilities – Electrical: 480/277 volt 3-phase, 1400 amp, and ESFR Fire Suppression

## Future Development

- Location – 201 Armour Avenue, South St. Paul, MN 55075
- Description – State-of-the-art office/warehouse facility
- Land Area – 16.86 acres
- Building Size – 210,000 square feet, ceiling height of 24'
- Features – 2.5/1000 parking, 40'x40' column spacing, 6" slab on grade floor, dock-height and drive-in loading, outside storage available.
- Utilities – Electrical: 480/277 volt 3-phase, 1400 amp, and ESFR Fire Suppression

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# South Saint Paul



A bustling first ring suburb with a long history of hard working and innovative entrepreneurs, South St. Paul has numerous transportation options and friendly government, making it an excellent place to locate your business.

## Schools

South St. Paul is Minnesota's first K-12, International Baccalaureate World Schools District, incorporating the IB Middle Years Program (MYP) in grades 7-10.

## Safety

South St. Paul provides a state-of-the-art public safety operation utilizing a centralized public safety answering point (PSAP) and dispatch center.

## Transportation options

South St. Paul, home to Fleming Field Airport, is situated along two major highways, Interstate 494 and Highway 52. This location provides convenient access to the Minneapolis - St. Paul International airport, downtown St. Paul and downtown Minneapolis. Fleming Field also offers world-class fixed-base operators to service aircraft.

## Financing Options

South St. Paul provides financing and assistance programs, including IRBs, 504 Loan Program, SBA 7 (a) Loan Program, Tax Increment Financing and HRA support. Additionally, the Open to Business Program offers free counseling to entrepreneurs and access to Metropolitan Consortium of Community Developers small business loan fund.

# PROGRESS PLUS

Urban-Alternative Space Available

Argenta Hills is a planned community consisting of over 39 single family homes and over 370,000 square feet of retail space.

Strategically located at the intersections of Highway 55 and South Robert Trail in Inver Grove Heights, this center will be surrounded by 39 new homes and will serve both new and existing residents in this rapidly growing community.



For Lease Up to  
50,000 square feet -  
Junior anchor space

Up to 25,600 square feet  
- Small Shop, Restaurant  
& Bank space

## Site Details

- Location - NW Quadrant of Highway 55 & South Robert Trail, Inver Grove Heights
- Description - Target Anchored Shopping Center
- Year Opened - 2012
- Center GLA - 374,000 square feet
- Zoning regional commercial

## Future Development

- Highway 55: 19,100 cars per day
- South Robert Trail: 7,900 cars per day
- Argenta: 3,250 cars per day

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# Inver Grove Heights



An ideal place to locate your business, Inver Grove Heights is a dynamic community immediately south of Saint Paul offering excellent transportation options and a highly educated workforce.

## Education

Home to Inver Hills Community College and its innovative Professional Workforce Development division; the college provides specialized training programs for specific business needs either on campus or online.

## Safety

Inver Grove Heights and Dakota County provide a revolutionary public safety operation involving a centralized public safety answering point (PSAP) and dispatch center.

## Transportation

Inver Grove Heights, just minutes south of downtown St. Paul, is a beautiful community with rolling hills overlooking the bluffs of the Mississippi River. Conveniently located along two major highways, Interstate 494 and Highway 52, Inver Grove Heights provides quick and easy access to the Minneapolis-St. Paul International airport, Fleming Field airport and both downtown Minneapolis and St. Paul.

## Parks and Trails

Inver Grove Heights is part of the Mississippi River Regional Trail System. The MRRT route in Minnesota has been designated as the state's first U.S. Bike Route. The new Mississippi River Regional Trail offers unique experiences for bikers and hikers in Dakota County.

## Financing Options

Inver Grove Heights provides standard financing and assistance programs including IRBs, 504 Loan Program, SBA 7 (a) Loan Program and Tax Increment Financing. Additionally, the Open to Business Program offers free counseling to entrepreneurs and access to Metropolitan Consortium of Community Developer's small business loan fund.