

# PROGRESS PLUS

Urban-Alternative Space Available

These prime Inver Grove Heights properties have the ability to fill any medical industry need – from quaint offices for a practice, to large-scale medical device manufacturers and everything in between. Office space is located off of two major highway systems, minutes from Minneapolis - St. Paul International Airport and just 45 minutes from the innovative medical development center of Rochester, home of the nationally recognized Mayo Clinic.



## **1** 5565 Blaine Avenue

Individual Office Suites beautifully designed for the health care industry.

## **2** Blackberry Office Park

This beautiful 5,000+ sq ft space just off Highway 52 offers convenient access and proximity to retail.

## **3** 9725 South Robert Trail

19.31 acres Industrial site for sale or lease! Existing 54,000 square foot medical manufacturing facility. Potential redevelopment for residential.

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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.