

MINNESOTA IS SHOVEL READY

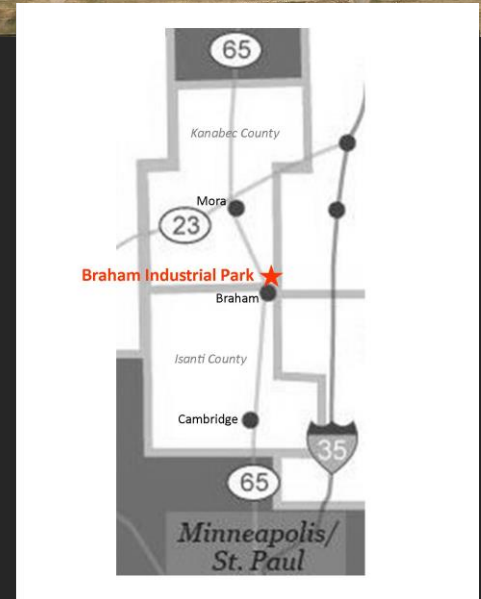
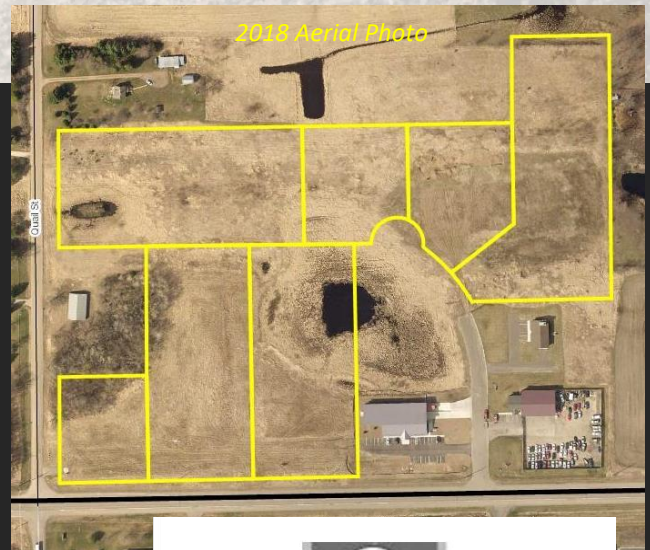
Braham Industrial Park

BRAHAM, MINNESOTA

**A CERTIFIED DEVELOPMENT SITE
READY FOR YOUR NEXT PROJECT!**

Site Highlights:

- 17 acres certified (7 lots)
- 70 miles north of Twin Cities
- 13 miles west of I-35
- 2 miles east of MN-65
- Infrastructure in place for 3 southern lots
- Price range is \$0.27 to \$0.70 per SF
- Fiber installed to existing building within park (readily available for extension)
- 3-phase electric onsite
- 150,000 GPD water capacity
- Easy subdivision or lot combination
- Zoned General Business-Industrial
- Anoka-Ramsey Community College is 15 miles south & Pine Technical & Community College is 15 miles east



Only 70 Miles North of the Twin Cities

For more information on the Braham Shovel Ready Site, contact:

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