MINNESOTA IS SHOVEL READY

Multi-Modal Distribution Center
INTERNATIONAL FALLS, MINNESOTA

A CERTIFIED SHOVEL READY DEVELOPMENT SITE!

International Falls Multi-Modal Distribution Center Highlights:
- Parcel Size — 44 acres for sale, 12 acres of buffer, 21 acres for road/utilities
- Description — Greenfield/Certified Shovel Ready
- Utilities — Into the Property including water, sanitary sewer, natural gas and underground electrical
- Zoning — M2-A Manufacturing
- Rail Spur into Property – MD&W Short Line Railway
- Foreign Trade Zone Designation

Area Attributes:
- Quality Multi-Disciplined Workforce
- International Airport
- Competitive Utility Rates
- Redundant fiber optic
- Local, Regional and State Incentives
- Workforce Training through Rainy River Community College

For more information on the International Falls Shovel Ready Site, contact:

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