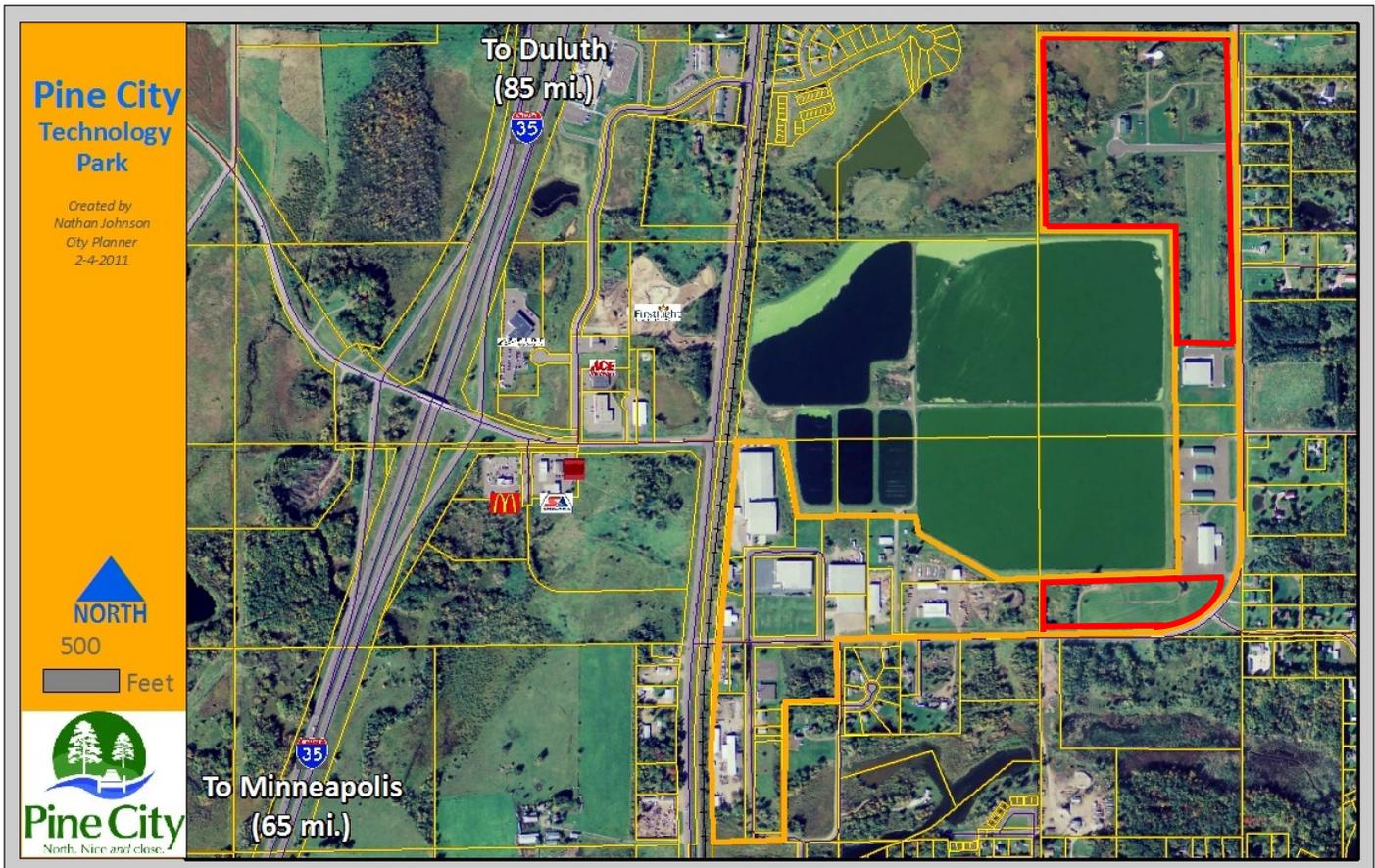


# Pine City Opportunities and Advantages

*The Pine City Technology Park, located right off from I-35 presents many opportunities for a business looking to build!*

Location, location, location....

- Just six miles North of the Twin Cities metropolitan area and less than a mile off from I-35
- 65 miles North of the Twin Cities, 85 miles South of Duluth
- 100+ acre Technology Park with 67 available acres at a reduced prices
- Close access to rail and water via Cross Lake, Pokegama Lake and Snake River.



## Community Advantages!

- Skilled labor force: A large population of the Pine City workforce commutes daily to the Twin Cities.
- Customized Training through Pine Technical College will assist with any additional training needs
- Low-Cost gap financing through the Pine City EDA Revolving Loan Fund (Up to \$50,000 with interest rates at two points below prime)
- Fiber Optic communication connection
- Additional gap financing also available through the Initiative Foundation and East Central Regional Development Commission
- JobZ and TIF Benefits available for qualified businesses

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