

Cambridge is conveniently located 1 hour from Minneapolis / St Paul



**Cambridge Opportunity Industrial Park is State Certified Shovel Ready.**

Sites in Opportunity Industrial Park have planning, zoning, surveys, title work, environmental studies, soils analysis, public infrastructure and engineering work completed.



**Southeast Industrial Park is located in a qualified Federal Opportunity Zone.**

**CATEGORY**

Skilled Workforce Development

**CAMBRIDGE OFFERS**

**Anoka Ramsey Community College**

- ARCC is located in Cambridge
- Offers the **lowest tuition** in Minnesota
- Fully accredited by the member of higher learning commission
- Offers 14 Associate Degree programs, numerous Certificate programs and **customized training** for businesses
- Works closely with the North Metro Medical Device Industry to **develop programs in biomedical technology** and clinical research

**Pine Technical College**

- Works closely with Cambridge Manufacturers on a variety of training programs

CATEGORY	CAMBRIDGE OFFERS
<p>Skilled Workforce Development (continued)</p>	<p>Cambridge-Isanti School System</p> <ul style="list-style-type: none"> <li>Serves nearly 5,000 students</li> <li>Ranked among the <b>top 10% in the state</b> for graduation rates</li> <li>One of few High Schools in the nation to offer a <b>(NATEF)</b> National Automotive Technicians Education Foundation Program</li> <li>Widely recognized <b>technical training programs</b> in welding, computer science and automotive mechanic provide a ready pool of skilled graduates to local employers.</li> <li>The 1,600 student high school partners with local manufacturers on career readiness and technical education training programs. The school is a National model for cooperative education.</li> <li>Requires completion of computer education for graduation</li> </ul>
<p>Area Workforce</p>	<ul style="list-style-type: none"> <li>87,000 within Cambridge area</li> </ul>
<p>Available Land</p>	<ul style="list-style-type: none"> <li><b>46 Acres Certified “Shovel Ready”</b></li> <li>\$1 lots for qualified companies</li> <li>No assessments</li> <li>Redundant utilities</li> </ul>
<p>Zoning</p>	<ul style="list-style-type: none"> <li>I-1 &amp; I-2</li> </ul>
<p>Available Building Space</p>	<ul style="list-style-type: none"> <li>142,745 SF Facility</li> <li>3 bays- 16' to 30' clearance height</li> <li>6 private offices</li> <li>3 conference rooms</li> <li>Shop with additional 9 private offices</li> <li>3 dock doors</li> <li>1 drive in door</li> <li>1200 Amps, 480 volt, 3-phase electric</li> <li>Compressed air &amp; smoke collectors throughout</li> <li>7.72 Acres</li> </ul>
<p>Electric &amp; Gas</p>	<ul style="list-style-type: none"> <li>East Central Electric</li> <li>CenterPoint Energy</li> <li>CAIDI = ASAI=99.99% (2018)</li> <li>Electric: Demand Charge - contact ECE - Energy Charge - contact ECE</li> <li>Natural Gas: Commercial energy/demand charge is based on the per therm charge that changes each month. Currently \$0.52 per therm July 2019</li> <li>6" line on site, 7000 CFH, 55 PSI</li> </ul>
<p>Economic Development Authority</p>	<ul style="list-style-type: none"> <li>Excellent collaboration with City Council, EDA, Chamber of Commerce, Anokra Ramsey Community College, Anoka Tech &amp; Pine Tech</li> </ul>

CATEGORY	CAMBRIDGE OFFERS
Water & Wastewater	<ul style="list-style-type: none"> <li>• Water - 5,000,000 GPD Capacity</li> <li>• Wastewater - 4,175,377 GPD Capacity</li> </ul>
Broadband Internet	<ul style="list-style-type: none"> <li>• Midco-up to 1 Gbps downloads, up to 20 Mbps uploads</li> <li>• Century Link - 20M upstream, 2 M downstream</li> </ul>
Transportation	<ul style="list-style-type: none"> <li>• State Highway 65 - 4 lane to the South &amp; 2 lane to the North</li> <li>• State Highway 95 - 2 lane East &amp; West</li> <li>• I-35 - <b>4 lane is 13 miles East</b></li> <li>• State HWY 169 - 4 lane is 17 miles West</li> <li>• Duluth Seaway Port is ~100 miles</li> <li>• St Paul Intermomdal Facility BNSF ~41 miles</li> <li>• BNSF mail line has service in Cambridge</li> </ul>
Sales & Use Tax	<ul style="list-style-type: none"> <li>• 7.875% (State 6.875% + County %.5 + City %.5 + Special %0)</li> </ul>
Corporate Tax	<ul style="list-style-type: none"> <li>• Corporate income tax is 9.8%</li> <li>• Minnesota's TEBTR is 4.5%</li> </ul>
Taxable Property	<ul style="list-style-type: none"> <li>• Land &amp; Buildings are taxable. No property tax on machinery or equipment</li> </ul>
Industry Cluster	<ul style="list-style-type: none"> <li>• Park Manufacturing</li> <li>• North Metro Saw</li> <li>• US Water Services</li> <li>• Team Industries</li> <li>• Arrow Tank</li> <li>• Schagel</li> <li>• Cortec Thin Films</li> <li>• Ritz Machine Works USA</li> <li>• Lares Corp</li> <li>• Van Pro</li> </ul>
Community Amenities	<ul style="list-style-type: none"> <li>• 18 Parks, trails</li> <li>• Regional Ball Park (softball, baseball, soccer)</li> <li>• Art, movies, music, disc golf, pickleball, yoga</li> <li>• Fishing Pier</li> <li>• Refrigerated ice sheets</li> <li>• Excellent school system</li> </ul>
Inventory Tax	<ul style="list-style-type: none"> <li>• Exempt</li> </ul>

## What the Community Says:

“Love the small town feel and the people.”

“Love the commitment to improving our City.”

“This is a kid friendly and safe community.”

“Main Street and Downtown Shops are amazing.”

“Our parks are second to none.”



Cambridge is a charming and vibrant town known as a County Seat. We are a hub for activity with opportunities for tax credit incentives for new businesses in our industrial park. **Located only 1 hour from Minneapolis and Saint Paul, our location is ideal.** We offer a small town feel, but have the large shops at our fingertips too! Contact our Economic Development staff to discuss your opportunity.

[www.opportunitycommunity.com](http://www.opportunitycommunity.com)

CITY OF  
**CAMBRIDGE**  
MINNESOTA

### Cambridge Economic Development

Your First Stop for Business Locations, Financing Resources  
and Development Opportunities.

**Evan Vogel, Assistant City Administrator**

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