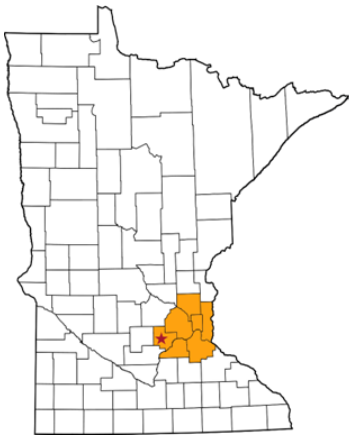


The City of Norwood Young America is conveniently located at the intersection of US Hwy 212 and State Hwy 5. Recognized as the hub of commerce for neighboring townships and smaller communities, Norwood Young America continues to experience both commercial and industrial growth. Known for our strong connection to history and charming small-town feel, we are eager to partner with you as a prospective business owner.



COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR

Karen Hallquist
952-467-1810
economicdev@cityofnYA.com

PLANNING CONSULTANT

Hannah Rybak, WSB
612-269-3684
hrybak@wsbeng.com

CITY ADMINISTRATOR

Andrea Aukrust
952-467-1805
cityadmin@cityofnYA.com



Tacoma West Industrial Park—Phase 2

Property Details

County: Carver
Zip Code: 55368
Parcel ID: 58.0146201
Acres: 60.92—Custom lots to be sold in 2-acre minimums

Zoning: I-1 Light Industrial Permitted Uses:

- Contractor operations
- Laboratories
- Manufacturing
- Warehousing
- Wholesale trade/showrooms
- Office complexes
- Garden & Landscaping Services
- Vocational & Technical Schools
- Retail—in association with a contractor yard or wholesale trade business

Conditional Uses:

- Major/minor/non-passenger auto repair
- Mini storage/Auto condos
- Veterinary clinic, animal care, animal shelter, pet daycare, pet training or animal hospital

Utilities:

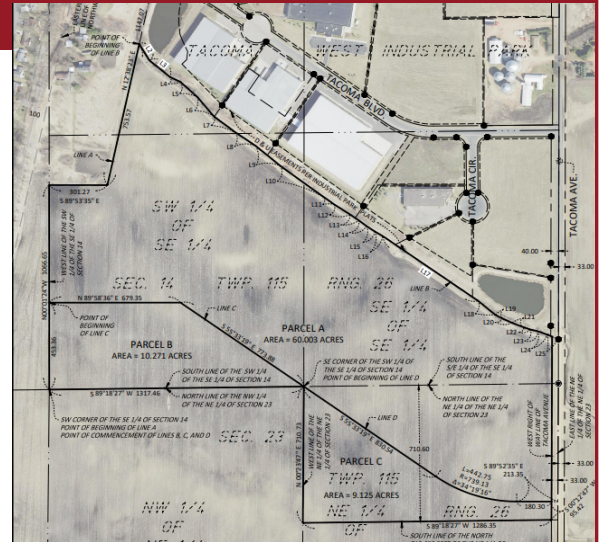
Power Service: MVE (Minnesota Valley Electric)
Natural Gas: CenterPoint Energy
Fiber: MetroNet

Transportation: Norwood Young America is situated in the southwest portion of Carver County, 26 miles from I-494 and 41 miles from MSP Airport. Three US Highways: 212, 5/25, the Twin Cities Western Railroad & MN Prairie Line Railroad corridor, and other major transportation routes to and from the metro area run through Norwood Young America. These transportation routes are used by over 20,000 vehicles daily. The four-lane expansion of Hwy 212 from Cologne, MN to Norwood Young America will be completed in 2026.

Environmental Completions:

- Phase I environmental site assessment
- Geotechnical assessment
- Wetland delineation

For more information on Tacoma West Industrial Park Phase 2 or the City of Norwood Young America, visit www.cityofnYA.com or email economicdev@cityofnYA.com.



Price: \$3.40/sf (\$148,104/acre)
Shovel-Ready Site

Public infrastructure, planning, zoning, environmental studies, soils analysis completed.
Custom lots sold at 2-acre minimum.
Land purchase options available.
Business subsidy resources, if applicable.

An option agreement is secured for an additional 80-acres adjacent to Phase 2 for future development.

