

C O L D S P R I N G

Minnesota



Available Sites

There are a wide variety of properties available in the city of Cold Spring to assist you in taking your business to the next level. We offer many amenities and top-of-the line city services. In addition, the Cold Spring Chamber of Commerce works to stimulate, enhance and project a positive business climate of the Cold Spring Area for the benefit of their members and the prosperity of the communities it represents.

Why locate your business in Cold Spring?

PRO-BUSINESS ATTITUDE OF THE COMMUNITY

- Small businesses are the heart and soul of the city of Cold Spring; those who choose Cold Spring, thrive here
- With over 110 businesses in the city, our track record supports our flourishing business climate

PROFESSIONALISM OF THE CITY STAFF

- Cold Spring's staff always keeps a professional persona and treats every situation as a priority

LARGE WORKFORCE, QUALITY LABOR FORCE

- Stearns County has more than 152,000 people ready to work hard every day



CITY COUNCIL'S BUSINESS ATTITUDE AND GROWTH PERSPECTIVES

- The City Council and EDA work to stimulate, enhance and project a positive business climate for the benefit of their residents and the prosperity of the community it represents

SCHOOL SYSTEM

- Cold Spring is located in the ROCORI school district and is comprised of five public schools and three private schools
- The school district has received countless awards and academic recognition, including the highest testing performance two years in a row (Rocori High School)
- Recent graduates were awarded \$630,000 in scholarships, 20% earned membership to the National Honor Society and 54% received Honor cords to wear at graduation

ONE OF THE LOWEST TAX RATES IN THE COUNTY

- Cold Spring has one of the lowest tax rates of the 30 Stearns County cities
- Excellent municipal bond rating
- Low debt load, smart investing and a cautious approach to expenditures

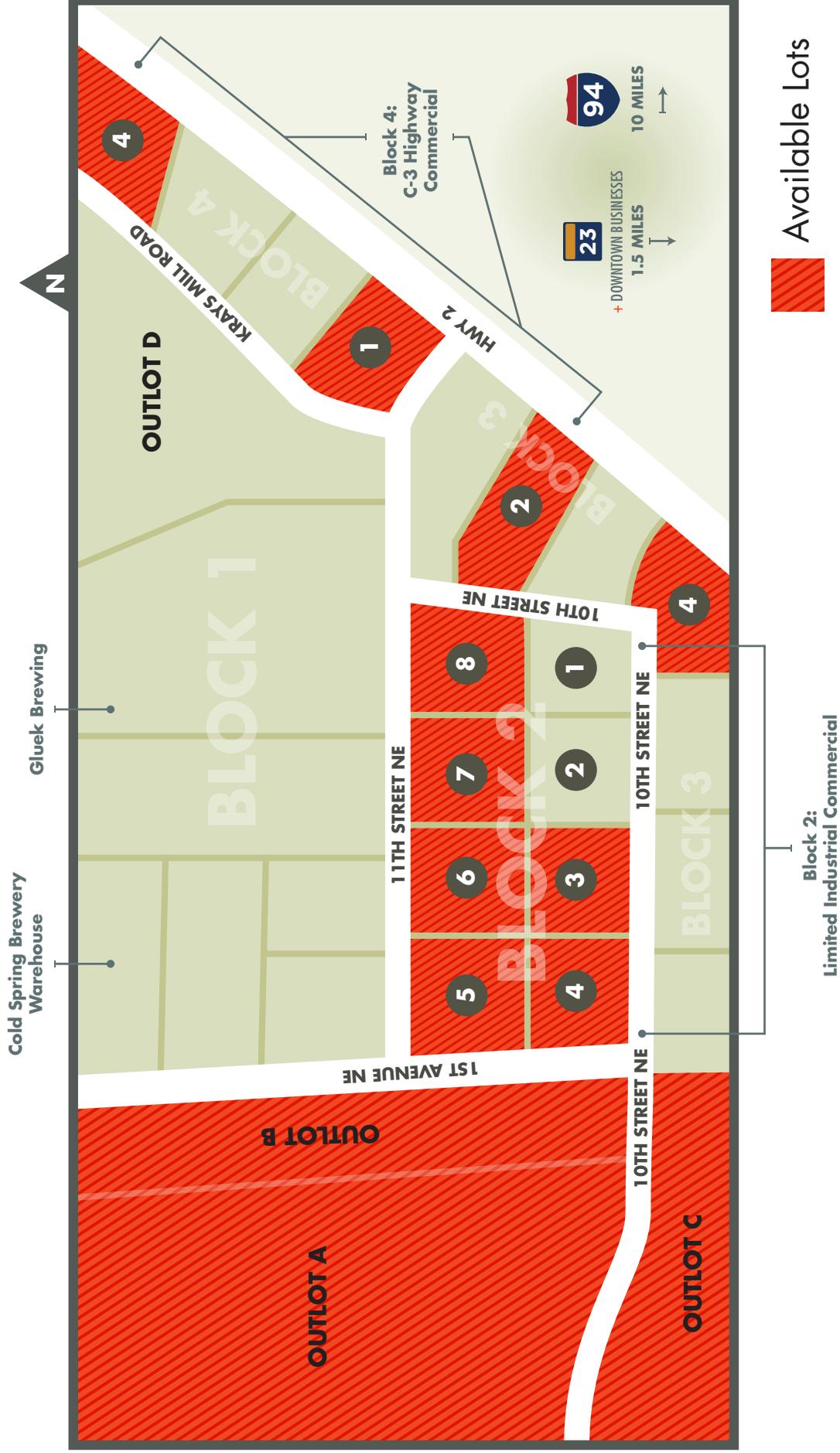


TRANSPORTATION

- Greyhound Bus
- Transit Connection
- Amtrak
- Four different air transports

The CSEDA knows that a business owner has to be equally concerned about ongoing costs of operations as they are about up-front capital costs when making location decisions. With all the variability in operation costs, the City Council and CSEDA has made it their objective to ensure that there is stability in the one factor affecting your business that it can control...the property tax rate. The City's property tax rate decreased in 2010 for the seventh straight year, to below where it was in 1994!

Cold Spring Business Park Available Sites



C O L D
S P R I N G
M i n n e s o t a

COLD SPRING BUSINESS PARK (CSBP)

- City owned commercial/industrial park located on the northern edge of the city off of County Road 2, offering easy access to I-94
- Shovel ready sites available; lots graded to final elevation and building pads constructed using engineered fills
- Majority of the sites drain into a regional storm water system
- Compaction and site information available upon request
- Competitive/negotiable pricing and incentives

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