

COMMUNITY • COMMERCE • COHASSET



## PROPERTY HIGHLIGHTS:

- Iron Range Resources and Rehabilitation Tax Relief Area
- History of utility rate discounts for large users
- Proximity to Grand Rapids' amenities and workforce with lower tax rates
- 10 ton road
- TIF District
- Shovel-Ready
- Low Permitting Fees
- Other economic incentives



## INFRASTRUCTURE:

**FIBER:** Paul Bunyan • Mediacom

**ELECTRICITY:** 5MW to 100+ • 115kV line size

**WATER:** Two onsite wells • 12" lines • 60 PSI

**NATURAL GAS:** 4" gas lines

**WASTEWATER:** 10" lines



**C**ohasset brings small town ease to businesses looking for **lower tax rates**, speed in addressing special interests and requests, **lower permitting fees, flexibility**, and attention to detail.

Cohasset is not your typical city government. They eliminate the red tape often found in permitting and taxation and will focus their resources on bringing your business here.

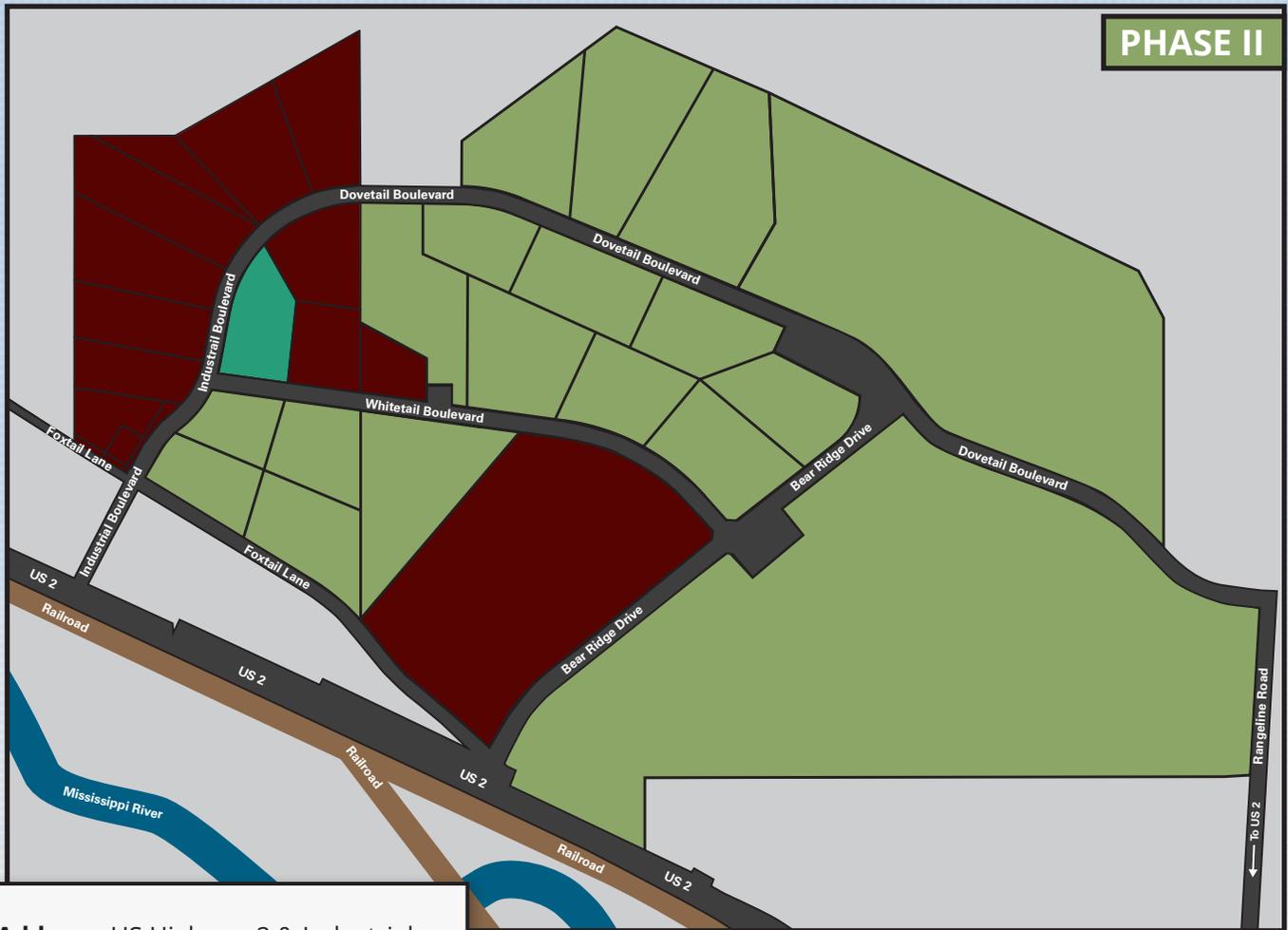
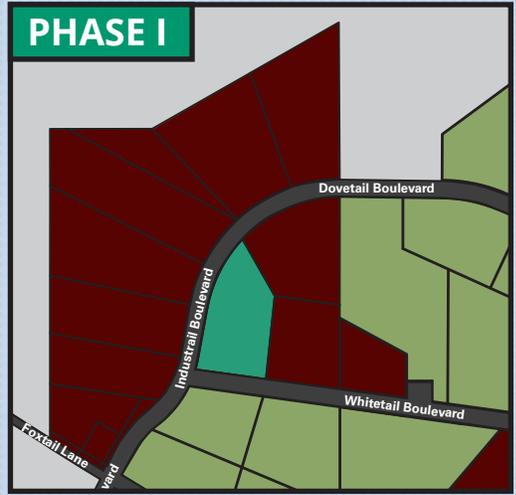


## Cohasset Industrial Park PHASE I

One Site Available: 2.7 acres  
Cost: \$15,000 per acre

## Cohasset Industrial Park PHASE II

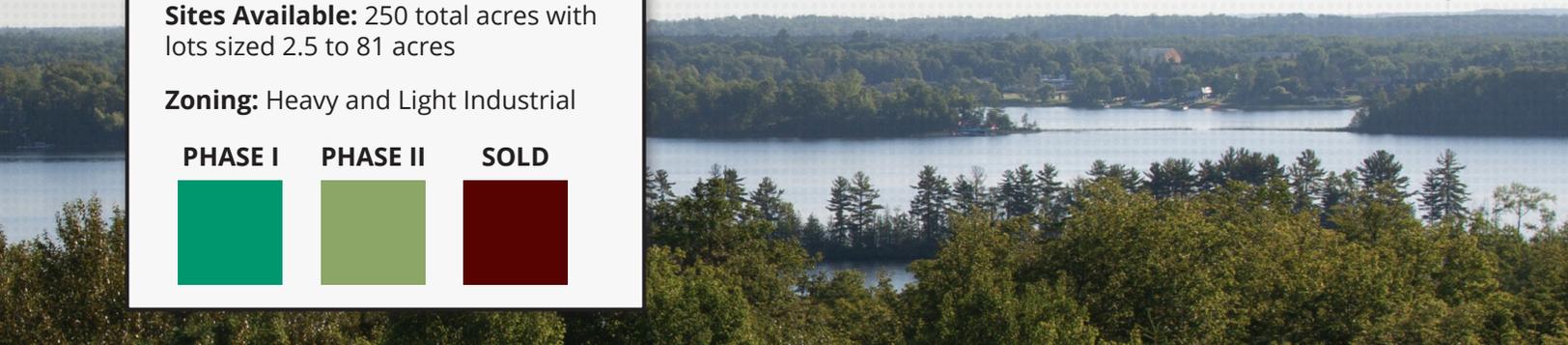
Sites Available: 2.5 - 81 acres  
Cost: \$17,000 per acre



**Address:** US Highway 2 & Industrial Blvd., Cohasset, MN 55721

**Sites Available:** 250 total acres with lots sized 2.5 to 81 acres

**Zoning:** Heavy and Light Industrial



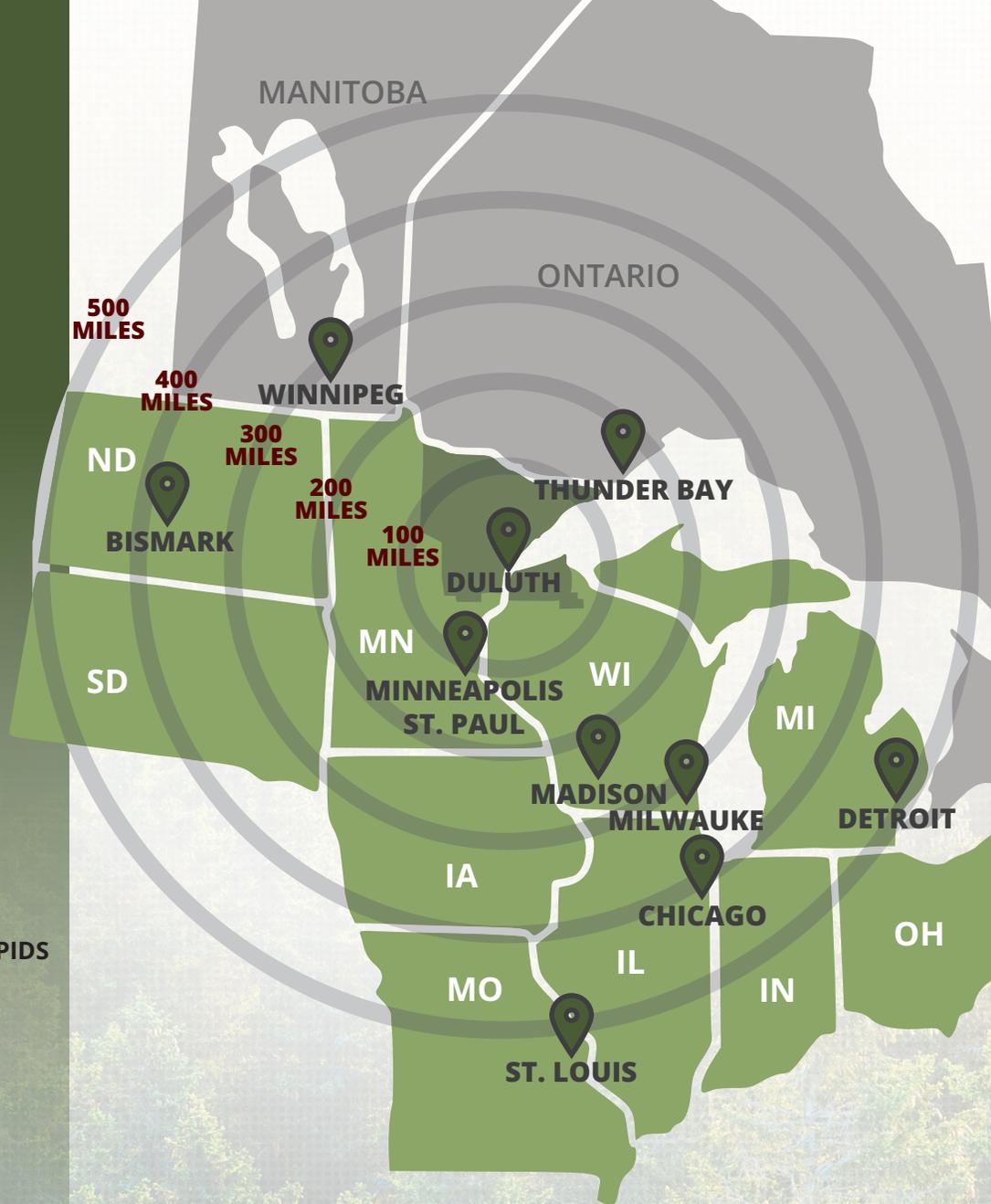
## TRANSPORTATION ACCESS

Immediate HWY 2 Access

10 minutes to the Grand Rapids Airport

45 minutes to Range Regional Airport, Hibbing

90 minutes to the Duluth International Airport



Contact:

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