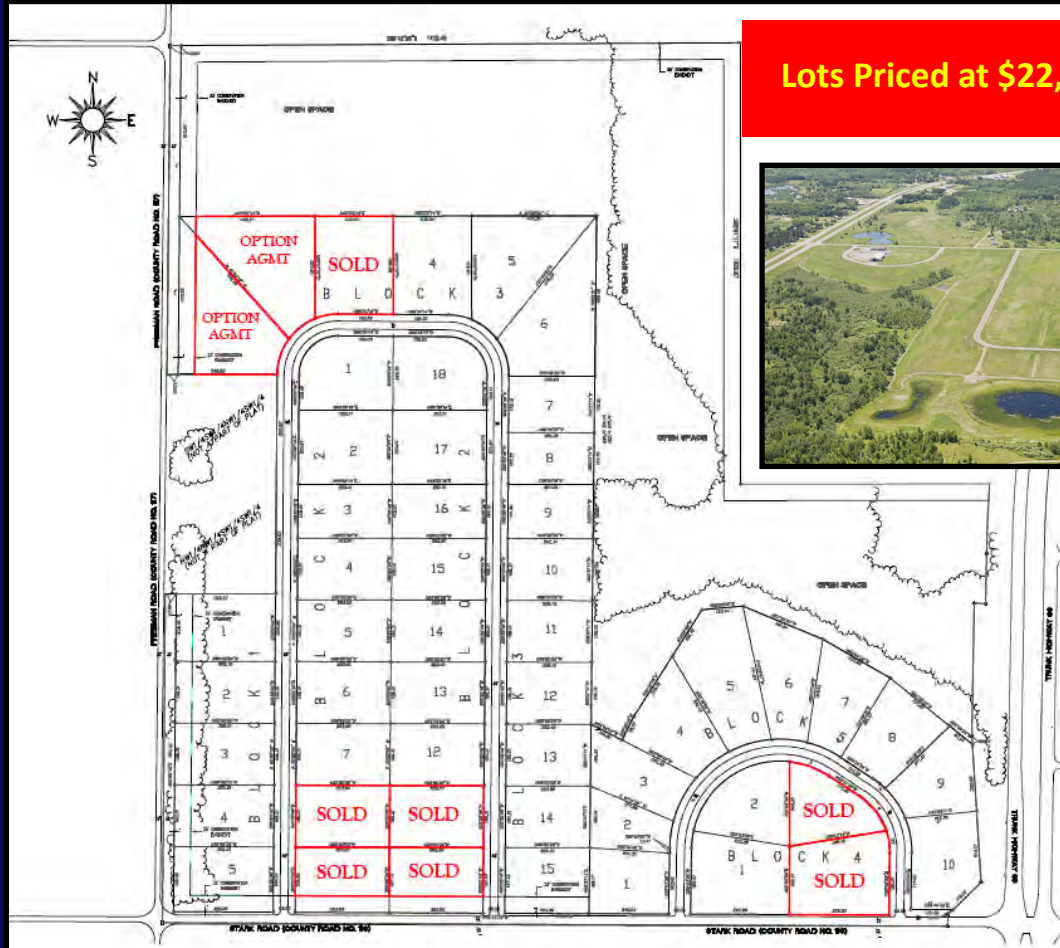


# Cloquet Business Park

Lots Priced at \$22,900/acre!



The exterior of buildings can be of any material that meets the building code except unpainted galvanized iron. While Cloquet encourages a masonry finish on the front of the structure, it is not required.

Exterior building wall finishes in the Business Park can be any single or combination of the following: Face Brick, Natural Stone, Concrete block with surfaces painted or treated with decorative material or texture, specially designed concrete units if the surfaces have been integrally treated with an applied decorative material or texture, Factory fabricated and finished metal framed panel construction, with the panel materials to include any of those named above, glass, prefinished metal (other than unpainted galvanized iron), or plastic, and which materials meet or exceed the minimum standards of the Minnesota State Building Code. Other materials may be approved by the Cloquet Planning Commission, please contact the City with any questions that you may have!

**Contact:**

**HOLLY HANSEN**

**City of Cloquet**

101 14th ST

Cloquet, MN 55720

Main (218) 879-3347

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

## Development Ready Lots



- City water and sewer, connection fees may apply.
- Broadband Internet, Natural gas, Electric, Phone
- Paved Roadways
- Walking trails & ponds
- Located at N. Hwy 33 and West Stark Road (four miles north of I-35; eight miles south of Hwy 2; fifteen miles south of Hwy 53; 7 miles north of Hwy 210)
- Average lot sizes: 1 —2.5 acres
- 5,500 Average Daily Traffic
- **Zoned Office/Manufacturing** (Development Standards: [www.ci.cloquet.mn.us](http://www.ci.cloquet.mn.us), City Code Chapter 17)
- **Airports:** Cloquet Airport 6 miles; Duluth International Airport 22 miles
- **Business Plan Assistance:** contact the UMD Center for Economic Development (218) 726-7298
- **MnPower Programs:** contact Arik Forsman (218) 355-3303; [aforsman@mnpower.com](mailto:aforsman@mnpower.com)

# Why Cloquet?

**Lots Priced at \$22,900/acre!**

Located 18 miles southwest of Duluth along I-35, Cloquet is a growing city of over 12,000, with a strong manufacturing base, exceptional schools, a community college, medical facilities, an evolving downtown business district and broader retail base, and bountiful parks and recreation opportunities.

## Cloquet Economic Development Authority (EDA) Programs

The Cloquet EDA focuses on attracting new businesses, retaining existing ones, and assisting with business expansions. It also identifies key areas for rehabilitation and redevelopment within the city. The EDA supports efforts that stimulate economic investment and prosperity in the Cloquet area.

### Cloquet EDA Programs ([www.cloqueteda.com](http://www.cloqueteda.com))

- Loan programs (Gap financing)
- Tax Increment Financing/Abatement for eligible businesses
- Land write downs for significant economic development projects

### Other Financing Programs

- Entrepreneur Fund ([www.entrepreneurfund.org](http://www.entrepreneurfund.org))
- MN DEED ([mn.gov/deed](http://mn.gov/deed))
- Carlton County EDA ([www.carltoncountyleda.com](http://www.carltoncountyleda.com))
- Northland Foundation ([www.northlandfdn.org](http://www.northlandfdn.org))
- USDA Rural Development ([www.rd.usda.gov/mn](http://www.rd.usda.gov/mn))
- ARDC Revolving Loan Fund ([ardc.org/rif](http://ardc.org/rif))



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