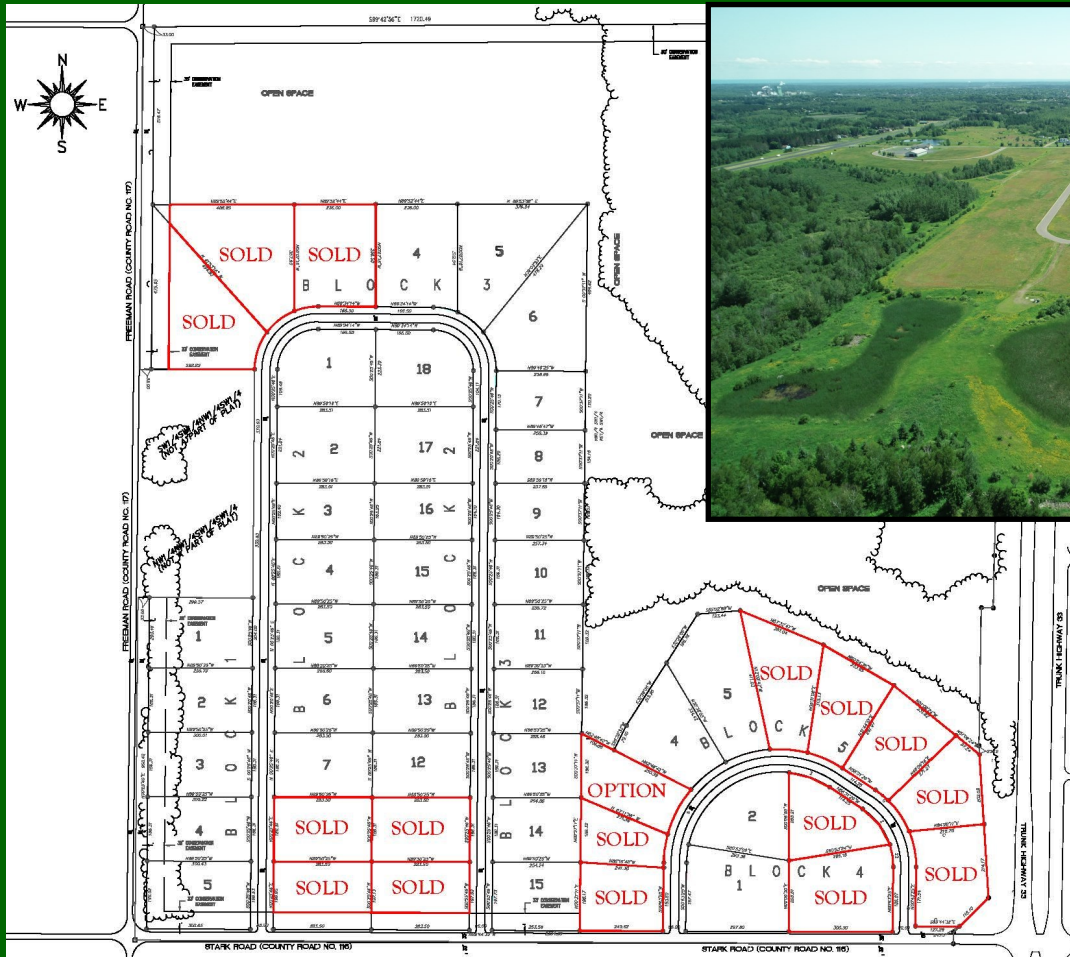
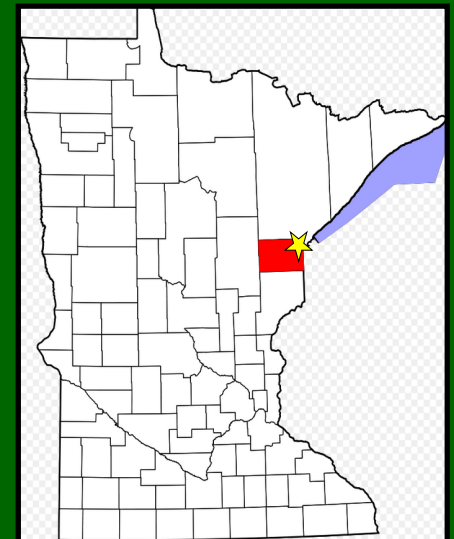


# Cloquet Business Park



**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!



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## Development Ready Lots



- City water & sewer, connection fees may apply.
- Broadband Internet, Natural gas, Electric, Phone
- Paved Roadways
- Walking trails & ponds
- Hwy 33 and Stark Road (4 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
- Zoning District: Office / Manufacturing
- Airports: Cloquet Airport 6 miles; Duluth International Airport 22 miles
- Business Plan Assistance: contact the Northland SBDC or Entrepreneur Fund
- Local / Regional funding partners
- MnPower Programs

## Why Cloquet?

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

The Cloquet Business Park is currently home to C&L Distributing, Woods and Water Family Dental, Best Oil Company, the Cloquet DNR Wildlife and Forestry, Toy Barn Storage, Collins Roofing, Edward Jones, and other projects underway! Located 18 miles southwest of Duluth along Interstate 35, Cloquet is a growing city of over 12,000, with a strong manufacturing base, exceptional schools, a community college, medical facilities, a great downtown and broader retail base, wonderful parks, and recreation opportunities.

The Cloquet Business Park is located north of the St. Louis River on Highway 33 and Stark Road, which is 4 miles north of Interstate 35. The Cloquet Business Park has 60 acres of developable lots remaining (43 different lots) for Office/Manufacturing development. These lots range in size from 1 acre to 2.5 acres and multiple lots can be acquired. The utility infrastructure in the Cloquet Business Park is fully developed with pavement, curb and gutter, city water and sewer, natural gas, electricity, broadband, and phone.

Cloquet is prime for growth and in the Cloquet Business Park the City can provide gap financing loans and tax increment financing for qualifying projects. The mission of 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.

*Photo credit: FDLTCC GIS Program*

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