

# FOR SALE: Industrial & Commercial Property

Schumann Business Park

Schumann Drive, NW

Stewartville, Minnesota 55976

43°52'35.10"N

92°29'37.94"W



LOT SIZES CAN BE ADJUSTED TO MEET YOUR NEEDS

Lots in color are certified as "Shovel Ready." Lots & infrastructure in white/greyed areas are un-platted, but available for sale.

## The Future is Bright in Stewartville!

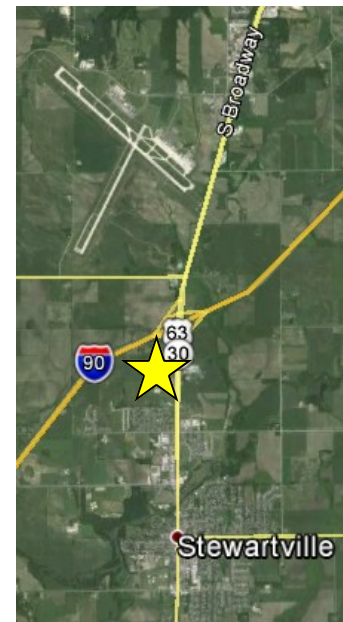
With the passage of the "Destination Medical Center" legislation ([www.dmc.mn](http://www.dmc.mn)), Stewartville and the Schumann Business Park sit at the forefront of development in the region.

Adjacent to major transportation routes, within minutes of an int'l airport, and 185,000+ residents and 2.75 million visitors each year in the area, this location is one of the most desirable development opportunities in Minnesota.

Call today and find out how Stewartville can make your future bright!

## Certified Shovel Ready Lots Available!

- Adjacent to I-90/ US Hwy 63 interchange
- 3 miles from Rochester International Airport
- 8 miles from downtown Rochester & Mayo Clinic
  - Excellent US Hwy 63 frontage available
- 117+ adjacent acres for additional development
  - Incentives available
- Land starting at \$3 – \$5 psf; includes assessments & most development fees!



## Stewartville Economic Development Authority

City Hall

105 East 1st Street

Stewartville, Minnesota 55976

507-533-4745

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



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Current Schumann Business Park tenants include:

- FedEx Ground
- Kwik Trip
- Schwickert's Roofing & Mechanical



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## 2014 FEES\*

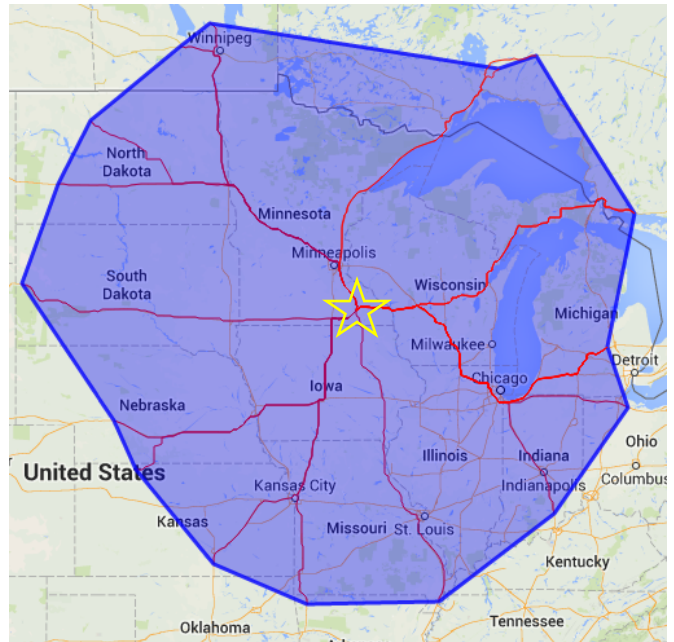
Developers Fee	\$10,000
Zoning certificate	\$50
Dedication in lieu of park land	\$350/res. unit
Subdivision Filing Fee	+ engineer's fees
GDP	\$200
Preliminary Plat	\$200
Final Plat	\$200
SAC	\$2,000/acre
WAC	\$2,000/acre
Storm Water Area Charge	\$2,000/acre

Building Permit Fee	Per Olmsted County
Water Connection	\$325
Sewer Connection (Commercial)	\$500
Meter (Commercial)	\$500
Variance	\$150
Rezoning/Zoning Amendment	\$150
Conditional use permit	\$150
Annexation	\$800 (approx.)
Right-of-way Permit	\$40
Commercial Site Review	Per engineer's fee

\*Fees subject to change; call City Hall for latest fee schedule

## Within 10 Hour Drive of Major Mid West Markets

Rochester, MN	15 min.
Minneapolis/St. Paul, MN	1.5 hr.
Waterloo, IA	1.9 hr.
Ames, IA	2.5 hr.
St. Cloud, MN	2.5 hr.
Des Moines, IA	3 hr.
Madison, WI	3.15 hr.
Sioux Falls, SD	3.25 hr.
Duluth, MN	3.5 hr.
Milwaukee, WI	4 hr.
Green Bay, WI	4.5 hr.
Fargo, ND	5 hr.
Chicago, IL	5.5 hr.
Kansas City, MO	5.75 hr.
Thunder Bay, OT	7 hr.
St. Louis, MO	7.15 hr.
Bismarck, ND	7.65 hr.
Indianapolis, IN	8.15 hr.
Wichita, KS	8.35 hr.
Winnipeg, MB	8.65 hr.
Bentonville, AR	8.9 hr.
Minot, ND	9 hr.
Toledo, OH	9.25 hr.
Sault Ste. Marie, MI	9.35 hr.



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## SITE INFORMATION & SPECS

<b>Location:</b>	Schumann Business Park	<b>Distance to Highway:</b>	< 1 mile (Interstate 90) < 1 mile (US Hwy 63) 1 mile (MN Hwy 30) 5 miles (US Hwy 52) 8 miles (US Hwy 14) 50 miles (Interstate 35)
<b>Lot Size:</b>	1.1+ acre lots available, lots sized to suit	<b>Distance to Int'l Airport:</b>	3 miles (Rochester Int'l)
<b>Land Price:</b>	\$3–5 psf. (Neg.) Includes all assessments & development fees (e.g. SAC, WAC, SWAC)	<b>Area Education:</b>	10 colleges and universities within 1 hour drive.
<b>Building:</b>	N/A (Build to Suit available)		
<b>Zoning:</b>	Light Manufacturing (M-1)		

### UTILITIES

#### Electric: People's Energy Cooperative (507.367.7027)

- **3 Phase Available:** Yes
- **Voltages Available:** 277/480 kV  
*(standard, can be upgraded upon request)*
- **Service Type:** Underground
- **Looped Service:** Yes
- **Distance to Substation:** 4 miles
- **Potential for Dual Feed to Site from 2 Substations:** Yes
- **Max Demand:** 1,500 kW  
*(standard, can be upgraded upon request)*

#### Gas: MN Energy Resources (507.529.5117)

- **Nat. Gas Available:** Yes
- **Gas Line Size to Site:** 2 inches
- **Line Capacity:** 1 mcf/h  
*14.7 mcf/h avail. w/upgrade*
- **Max Pressure:** 15 PSI

#### Water: City of Stewartville (507.533.4745)

- **Pressure:** 58 PSI
- **Flow Rate @ Hydrant:** 1010 GPM
- **Line Size:** 6-8 inches
- **Water Source:** Ground water

- Neighbors:**
- **FedEx Ground** (< 1 mi.)  
- Ground freight distribution center
  - **Rochester Medical (CR Bard)** (1 mi.)  
- Medical device R&D/manuf. (1 mi.)
  - **Halcon Furniture** (1 mi.)  
- Wood furniture manuf.
  - **Geotek** (1 mi.)  
- Composite pultrusion manuf.
  - **FedEx Express** (3 mi.)  
- Air freight distribution center
  - **Mayo Clinic, Rochester** (8 mi.)  
- Healthcare, R&D

### DEMOGRAPHICS & WORKFORCE

<b>Rochester MSA Population:</b>	<b>188,842</b>
<b>Stewartville Population:</b>	<b>6,189</b>
<b>Median Household Income:</b>	\$53,710
<b>Median Home Value:</b>	\$139,690
<b>Median Age:</b>	35.4
<b>Educational Attainment:</b>	28.4% - High School Dip. 26.7% - Some College 12.3% - Associate Degree 19.2% - Bachelor's 4.7% - Graduate/Profess.
<b>Owner Occupied Homes:</b>	81.2%

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