

# Outstanding Lifestyle, Outstanding Workplace

The City of Grand Rapids rests on the banks of the Mississippi River, approximately 175 miles north of the Minneapolis/St. Paul metro area and 120 miles from the Canadian border. The City serves as the county seat for Itasca County, whose population of 44,359 citizens contributes largely to the regional labor pool of 170,000+ workers. Itasca County and the Grand Rapids area have much to offer new and expanding businesses, including:

- Access to abundant natural resources, including ample freshwater and mineral reserves, and a sustainable harvest capacity of 5.5 million cords of wood per year.
- Robust manufacturing base anchored by major employers like the UPM Blandin paper mill, the world's largest producer of magazine paper, and ASV, a subsidiary of Terex Corporation.
- Competitive site options with access to a fully developed, multi-modal transportation network, modern infrastructure, and some of the lowest electric utility rates available.
- Outstanding primary, secondary and post-secondary educational institutions, boasting a high school graduation rate of 91.8% and some of the most innovative workforce training and vocational programs in the nation.
- World-class healthcare at three state-of-the-art facilities: Grand Itasca Clinic and Hospital, Bigfork Valley Hospital, and Deer River Health Care
- More than a thousand resorts, parks, lakes and recreational areas, drawing hundreds of thousands of tourists each year.
- Arts and entertainment venues like the Myles Reif Performing Arts Center, MacRostie Art Center, Mississippi Melodie Showboat, the Judy Garland Museum®, the Minnesota Forest History Center, and more.



## For More Information



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The Competitive  
Advantages Your  
Business Requires,  
strategically located in the  
heart of North America.



## Multi-Modal Transportation

With four class-one railways, heavy-haul highway corridors and an international seaport in nearby Duluth, businesses in Itasca County benefit from efficient access to domestic and international markets. The Port of Duluth is less than one week's sailing time from the Atlantic Ocean, and with an extensive railway system and 43 trucking companies, Itasca County offers fluid connections between North America's largest wood basket and the rest of the world.

For business travel, regional airports and a state-of-the-art international airport in Duluth offer services and amenities you might expect to find only in much larger metropolitan areas. The Duluth International Airport is served by three major carriers - United, Delta and Allegiant Air - and offers several daily round-trip flights to major connecting hubs. The Range Regional Airport in Hibbing (35 miles from Grand Rapids) also offers daily round-trip flights to Minneapolis.



We've always had the right resources...  
Now we've got the right site.



## Highly Productive, Available Workforce

The Grand Rapids area boasts a highly skilled, available workforce with competitive wage rates and minimal turnover. Businesses within a 50-mile radius of Grand Rapids draw upon a pool of more than 52,000 productive workers. Other features include:

- Unemployment rate of 9% in Itasca County (May, 2010), compared with a statewide rate of 6.4% and national rate of 9.3%.
- Median regional wage rate of \$15.25/hour (Q1, 2010), compared with a statewide rate of \$17.34/hour and a national rate of \$16.14/hour.
- High school graduation rate of 91.8%, with 19.9% of students achieving a Bachelor's degree or higher
- 13 post-secondary academic institutions across the region, with innovative customized training programs in support of local industries and employers



In addition to several other competitive site options located throughout Itasca County, the IEDC is proud to offer an exceptional industrial site with more than 200,000 sq. ft. of manufacturing space on 223 acres. Formerly used for commercial production of oriented strand board, the site offers excellent potential for redevelopment and/or multitenant use.

Who would thrive in the Itasca Eco Industrial Park? While we are ready to support any new or expanding businesses at the Park, we are specifically targeting manufacturers of:

- Wind turbine towers, blades and other components
- Woody biomass-derived fuels and products
- Biomass boilers, furnaces and other equipment
- Solar panel components
- Batteries and energy storage products
- LEED-certified building materials
- And more...

### Features:

- 223 acres with extensive lay-down areas and/or build-to-suit options
- Existing building space with 30-75' ceiling heights
- Two (2) 25-ton overhead cranes
- In- and outdoor rail loading capabilities with a BNSF rail spur leading directly into the building
- Eight (8) loading docks with 14' overhead doors
- Two (2) secured entrances with guard buildings
- Modern truck scale to monitor in- and outbound cargo loads
- 15 MW of competitively-priced, redundant electrical power, with a 4,160 volt substation located onsite
- Permit to draw water from the Mississippi River
- Modern fire suppression system throughout the facility
- Potential for financial incentives to offset corporate and property taxes
- Potential for a Foreign Trade Zone to be established at the site

