



FOR IMMEDIATE RELEASE

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Hillcrest Development LLLP and The Opus Group[®] Announce Start of Construction of First Building at Southeast Industrial Park

MINNEAPOLIS (April 3, 2018) – [Hillcrest Development LLLP](#) (Hillcrest) and [The Opus Group](#) (Opus) announced today the start of construction on the first building at [Southeast Industrial Park](#). North Star Sheets will occupy the 161,000-square-foot building in Cottage Grove, which is scheduled for completion in September 2018.

“We’re excited to be working with Hillcrest to kick off development at Southeast Industrial Park,” said Phil Cattanach, senior director, real estate development, Opus Development Company, L.L.C. “We’re pleased that this site, as well as Opus’ integrated delivery system, worked well with North Star Sheets’ vision for its expansion and new manufacturing facility.”

“The City of Cottage Grove’s involvement was instrumental in helping to secure North Star Sheets at Southeast Industrial Park,” said Scott Tankenoff, managing partner, Hillcrest Development. “Coupled with the expertise and professionalism of the Opus team, we are pleased to proceed ahead with the first phase of development at Southeast Industrial Park.”

North Star Sheets chose to pursue development at Southeast Industrial Park because the site is rail served; the company will use the building for manufacturing. Additionally, the Minnesota Department of Employment and Economic Development (DEED) certified the development as shovel-ready, allowing time consuming hurdles to be resolved well in advance. Located south of US Highway 61, the one-story building will have major freeway access.

This is the first phase in a multiphase, rail-served industrial development between Opus and Hillcrest. An additional 24 acres remain open on the site, which Hillcrest owns, allowing for 300,000-350,000 square feet of future development. Hillcrest has retained Eric Rossbach of Colliers International to market the site; all inquiries can be directed to Rossbach at 952.897.7872 or eric.rossbach@colliers.com.

Canadian Pacific provides rail service to the site, with public utilities and infrastructure provided to the site.

Opus Development Company, L.L.C. is the developer, Opus Design Build, L.L.C. is the design-builder and Opus AE Group, L.L.C. is the architect and structural engineer of record.

About Hillcrest Development LLLP

Hillcrest Development, LLLP was founded in 1948 and is a third generation company specializing in commercial renovation to suit our clients’ facility needs for office, hi-tech, biotechnology-medical research, light assembly, warehousing, manufacturing, and other commercial purposes. For more information, visit www.hillcrestdevelopment.com.

About The Opus Group

The Opus Group[®] is a family of commercial real estate development, construction and design companies headquartered in Minneapolis with offices and projects across the country. Opus operates as an integrated,

multidisciplinary team with expertise in development, capital markets and finance; project management and construction; architecture, engineering and interior design. The Opus Group includes Opus Holding, L.L.C. and its operating subsidiaries: Opus Development Company, L.L.C., Opus Design Build, L.L.C. and Opus AE Group, L.L.C. Specializing in industrial, office, residential, retail, healthcare and institutional projects, The Opus Group has broad capabilities, deep experience and a proven design-build model that delivers solutions for customers on time and on budget. For more information, visit www.opus-group.com and follow [@TheOpusGroup](https://twitter.com/TheOpusGroup) on Twitter.

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